



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 87 Collins Park, Beaumont, Dublin 9

110 sq.m

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DOUGLAS NEWMAN GOOD  
**DNG**



## 87 Collins Park, Beaumont, Dublin 9

DNG are delighted to present to the market a wonderful three bedroomed semi-detached residence situated in the mature and well sought-after Collins Park development, just off Collins Avenue in Beaumont. The property which extends to 1184 sq. ft.(including attic) offers bright and spacious accommodation and is presented in 'walk in' condition throughout. Additional space is provided by way of an attic conversion which offers two additional rooms at upper level. The rear garden benefits from an enviable south facing aspect, a manicured lawn, block shed and side entrance. There is off street parking for two cars to the front.

Accommodation includes: Entrance hallway, large front reception room, open plan kitchen/ dining/ family room, 3 bedrooms (2 doubles and a large single room), master en-suite and a family bathroom.

Ideally located and close just off Collins Avenue this home is on the doorstep to a host of local amenities and services. There is an excellent selection of primary, secondary and third level schools and colleges as well as shops, recreational and sports facilities, cafes, restaurants, salons and transport services which run directly by. Beaumont Hospital, DCU and Dublin Airport are within very close proximity and both the M1 and M50 motorways are a short distance away. This area has always been highly sought after as a quiet and most settled neighbourhood which is within 3 km distance of Dublin the city centre.

### Accommodation

Entrance Hall - 3.478m x 1.79m  
original solid wood floor

Living Room - 5.393m x 3.347m  
Large living room with original solid wood floor and a solid fuel stove

Kitchen / Dining - 5.388m x 2.778m  
Modern fitted kitchen complete with integrated appliances including hob,oven and fan. Sliding doors open onto a sunny south facing rear garden

Landing - 3.671m x 1.824m  
Original solid wood flooring and hot-press

Bedroom 1 - 3.359m x 5.437m  
Bright and spacious double room to the front with original solid wood floor, fitted wardrobes. There is an ensuite off

En-suite - 1.51m x 2.066m  
Original wood flooring, shower cubicle with triton T90 electric shower, wash hand basin and wc

Bedroom 2 - 2.93m x 2.744m  
Double room to the front with original solid wood floor and fitted wardrobes.

Bedroom 3 - 2.74m x 1.852m  
Single room to the rear with original solid wood flooring

Bathroom - 1.666m x 1.832m  
Original solid wood flooring, shower cubicle (Power Shower), Whb and Wc

Attic Room 1 - 3.861m x 2.724m  
Carpet flooring with velux windows, carpet flooring and recessed lights

Attic Room 2 - 2.368m x 2.83m  
Carpet flooring, velux Window and recessed lights

Garden -  
Rear; Low maintenance rear garden with a sunny south facing aspect, paved patio, barna shed and side entrance

Front; Walled front garden with driveway providing parking for 2 cars

BER: C3  
BER No. 112451570  
Energy Performance Indicator: 216.59 kWh/m<sup>2</sup>/yr

### Features

- ATTRACTIVE 3 BEDROOM SEMI-DETACHED PROPERTY
- PRESENTED IN "WALK-IN" CONDITION
- LOCATED IN A MATURE AND CONVENIENT LOCATION
- OFF STREET PARKING
- CLOSE TO A HOST OF EXCELLENT LOCAL AMENITIES AND SERVICES
- SUNNY SOUTH FACING REAR GARDEN
- GFCH
- CLOSE TO DCU & BEAUMONT HOSPITAL
- 15 MINUTES TO DUBLIN AIRPORT
- DUBLIN CITY 4 KMS

View By Appointment

Asking Price: €390,000

