



FOR SALE

Semi-detached 3 bedroom family home with large south west facing back garden close to the end of a quiet cul-de-sac.

12 ST MARTIN'S DRIVE,
KIMMAGE,
DUBLIN
D6W HY92

Description

12 St Martin's Drive is situated in an ideal sylvan location close to the end of a quiet residential cul-de-sac facing a small green that backs onto the River Poddle. This 3 bedroomed semi-detached house ticks many boxes with its off-street parking, GFCH with modern boiler, alarm, garage with up and over door, and front and rear gardens.

While the house would benefit from some redecoration and modernisation, it is presented in good condition and has plenty of potential in terms of redevelopment. The south west facing back garden extends to over 24m long and offers plenty of potential to extend, as does the attached garage, subject to planning permission.

Downstairs accommodation consists of an entrance porch leading to a hallway. There is a living room off this with a large window to the front and an open fireplace, and to the rear is a spacious open plan kitchen/diner. Off the kitchen is a small flat roof utility room extension to the side with WC, which has access to the garden and garage. The overall accommodation is approx. 108 sq. m.

Upstairs there are three bedrooms, the main bedroom to the front with views over the green, a double to the rear with views of the garden and a single also to the front. There is also one bathroom upstairs and an attic which is part floored.



Accommodation



Features

PRICE:	€550,000	VIEWING:	By Appointment Only	
SIZE:	Approx. 108 sq. m / 1,163 sq. ft.		NEGOTIATORS:	Danielle Stephenson +353 1 433 2222
BER:	E2	BER No. 114410236	danielle.stephenson@norths.ie	
	Energy Performance Indicator: 363.93 kWh/m ² /yr			



Location

12 St Martin's Drive is within close proximity to a host of amenities such as Sundrive Shopping Centre, Terenure Village, Eamonn Ceannt Park, and Bushy Park, while also only being 2km from the canal and 5km from St Stephens Green.

There are several excellent schools in the area at both Primary and Secondary level including, Harold's Cross National School, Presentation Primary School, Presentation Community College, Terenure College, Templeogue College, Our Lady's School, Harold's Cross Educate Together National School and Harold's Cross Educate Together Secondary School.

Transport facilities are well catered for with easy access to the M50 and regular buses to and from the City Centre and beyond.





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