



57 Wyattville Park, Loughlinstown, Glenageary, Co.
Dublin A96T2T6

Beirne
& Wise

For Sale By Private Treaty

No. 57 Wyattville Park is located on a quiet road in a mature development off Wyattville Road, close to the junction that provides easy access to the N11 & M50. No. 57 is a semi-detached house with gardens to the front and rear. It enjoys a pleasant outlook to the front and features light filled, well-proportioned accommodation extending to 118 sq.m; this comprises of a porch, spacious open plan living/dining room, kitchen and a shower room downstairs. Upstairs there are four bedrooms and a bathroom. There is potential to extend the property subject to the relevant planning permission. There is a large garage that is ideal for a range of uses. There are gardens to the front and rear of the property, and off street parking. No. 57 will appeal to buyers looking for a home with further potential, in a well-established neighbourhood, with transport services.

The location is convenient to all the amenities that Loughlinstown, Killiney, Cabinteely, Cornelscourt and Dun Laoghaire have to offer. It is within easy access of the N11 & M50, Killiney Dart Station, the LUAS at Cherrywood, and it is a short walk to bus routes. There are local shopping amenities nearby, a range of local primary and secondary schools in the area, recreational and sporting amenities.

Special Features

- Well-established development off Wyattville Road
- Spacious accommodation; 118sq.m approx. (excluding garage)
- Mature gardens
- GFCH & Alarm
- Easy access of the N11 & M50
- Large garage (15sq.m)
- Potential to extend (subject to PP)

Accommodation

PORCH

The hall door opens into the porch, this in turn provides access to the...

LIVING ROOM

6.37m x 4.39m

This spacious reception room has a large picture window overlooking the front garden, there are fitted wall shelves, and a fireplace with a gas fire and a raised tiled hearth. This room is open plan with the...

DINING ROOM

4.65m x 3.26m

There is ample room for dining, and views of the private rear garden. Access to the...

KITCHEN

3.92m x 3.00m

With wall and floor cabinets, sink unit and drainer with shelving below, and tiled splashback. It is plumbed for a washing machine. A door opens to the large garage, this in turn provides access to the rear garden





SHOWER ROOM

With tiled walls, shower cubicle, w.c. and w.h.b.

UPSTAIRS

LANDING

There is access to the attic

BEDROOM ONE

4.22m x 3.45m

A spacious double room with fitted wardrobes, to the front aspect

BEDROOM TWO

3.52m x 3.45m

A double room with fitted wardrobes, this overlooks the rear garden

BEDROOM THREE

2.82m x 1.94m

A single bedroom to the rear aspect

BEDROOM FOUR

2.86m x 2.83m

A cosy double bedroom overlooking the front garden. This has a closet and houses the hot press

BATHROOM

This is partially tiled with a w.c., w.h.b., wall cabinet, and a bath

GARAGE

6.16m x 2.42m

A large garage (15sq.m), with access to the front and rear gardens, it is ideal for a range of uses

GARDENS

There are gardens to the front and rear of the property. The front garden has a driveway, this provides off street parking and is bordered by a lawn. The rear garden (L19m x W9m) is laid out in lawn, and features mature hedged boundary and a patio area

BER

BER No. 116845074

Output: 292.57kWh/m²/yr





GROUND FLOOR



1ST FLOOR



Beirne
& Wise

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