



BER D1

GROUND FLOOR



1ST FLOOR



186 Carlton Court , Swords, County Dublin

130 sq.m

DNG Fairview

2 Malahide Road, Fairview, Dublin 3
T: 01 8331802 | E: fairview@dng.ie

Negotiator:

Catherine Seagrave
PSL 002049



DNG

For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

Messrs. Douglas Newman Good for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Douglas Newman Good has any authority to make or give representation or warranty whatever in relation to this development.



DNG

186 Carlton Court , Swords, County Dublin

DNG are delighted to introduce to the market a wonderfully appealing four-bedroom semi-detached family home situated in a small and mature residential development. This beautiful 'Bovale built' red brick house is set in an enviable position in a quiet cul-de sac overlooking a green in the popular Carlton Court development in Swords.

The property which extends to 1399 sq ft. has been recently redecorated and is presented in very good condition throughout. It offers spacious and light filled accommodation which comprises of an entrance hallway with guest wc off, a living room complete with feature fireplace and double doors opening into a large open plan kitchen/dining area. Upstairs are four spacious bedrooms with master en-suite and a family bathroom. There are good sized gardens to both the front and rear and a side entrance.

The location of the property is second to none with Swords Village and Pavilion Shopping Centre a mere 5 minute walk offering wonderful shopping facilities, excellent restaurants/pubs and a cinema. There are an excellent range of schools and sporting facilities/clubs close by. Public transport includes Dublin Bus and the Swords Express providing easy access to the city centre and surrounding areas. The M1, M50 and Dublin Airport are all within easy reach.

Accommodation

Entrance Hallway - 5.91m x 1.94m

Laminate floor, understair storage, guest wc off.

Living Room - 5.87m x 3.65m

Laminate floor, feature fireplace, interconnecting doors to dining room.

Open Plan Kitchen/Dining Room - 5.77m x 3.91m

Open plan kitchen/dining room with a bright and spacious dining area with solid wood flooring opening into a fully fitted kitchen area with breakfast bar. Utility room off.

Kitchen Area - 2.89m x 2.65m

Tiled floor, fitted kitchen with wall and base units, spotlights. Plumbed for dishwasher. Door opening to rear garden.

Sunroom - 2.9m x 2.65m

Laminate floor with door opening to rear garden.

Utility Room - 1.8m x 1.63m

Laminate floor, plumbed for washing machine.

Guest WC - 1.68m x 1.0m

Laminate floor, wash hand basin and wc.

Landing - 3.85m x 1.07m

Carpet flooring, access hatch to attic.

Bedroom 1 - 4.54m x 2.95m

Double room to the front with carpet floor and fitted ward-robes, ensuite off

Ensuite -

With tiled floor, shower cubicle, whb, wc, extractor fan and skylight.

Bedroom 2 - 3.41m x 3.01m

Double room to the rear with carpet floor.

Bedroom 3 - 2.5m x 2.61m

Single room to the rear with carpet flooring.

Bedroom 4 - 2.98m x 2.66m

Single room to the front with carpet flooring and fitted ward-robe and built in shelving.

Bathroom - 2.35m x 1.71m

Laminate floor with shower over bath, wc and whb.

Gardens -

Front: Paved driveway with parking for two cars and manicured lawn.

Rear: Manicured Lawn, shed and side entrance.

BER:D1

BER No. 111404018

Energy Performance Indicator: 236.79 kWh/m²/yr

Features

- 4 BED SEMI-DETACHED HOME
- FULL RED BRICK FACADE
- CONVENIENT LOCATION CLOSE TO SWORDS TOWN CENTRE/PAVILLION S.C
- BRIGHT AND SPACIOUS ACCOMMODATION
- LARGE REAR GARDEN
- DOUBLE GLAZED WINDOWS
- SIDE ENTRANCE
- GAS FIRED CENTRAL HEATING
- WIRED FOR ALARM
- POTENTIAL TO FURTHER EXTEND
- CLOSE TO DUBLIN AIRPORT, M1 AND M50

View By Appointment

Asking Price: €415,000

