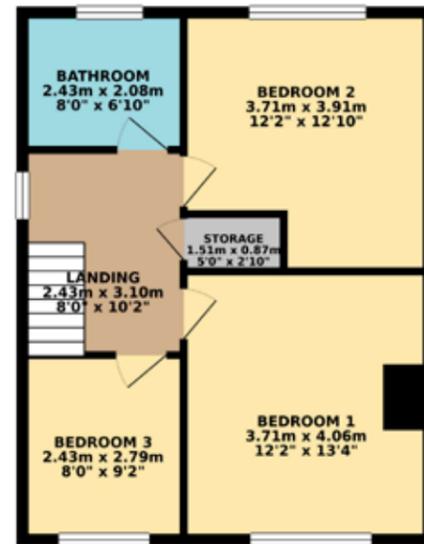
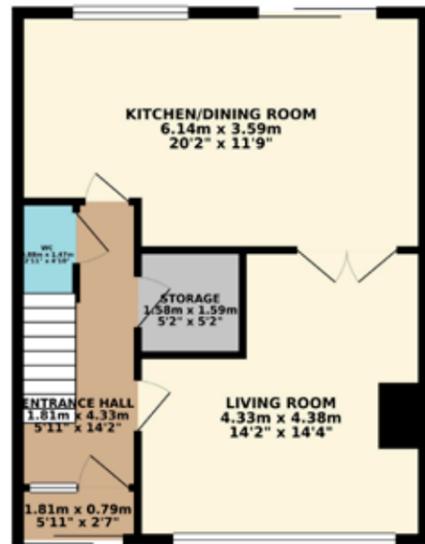




GROUND FLOOR

1ST FLOOR



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.
Made with Metaplan 02019

36 Whitethorn Grove, Artane, Dublin 5

105 sq.m

BER C3

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

Negotiator:
Catherine Seagrave
PSL 002049



DNG
DOUGLAS NEWMAN GOOD

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
DOUGLAS NEWMAN GOOD

36 Whitethorn Grove, Artane, Dublin 5

DNG are delighted to present to the market No. 36 Whitethorn Grove, a superb 3 bedroom semi-detached family home situated in a highly popular and convenient location. This stylish home which has been lovingly maintained and updated over the years offers bright and spacious accommodation throughout. There are many noteworthy features to include double glazed windows, Hive heating system, newly fitted combi-boiler and storage tank, and additional attic insulation. The garden to the rear is a golfer's dream with a 4 hole artificial putting green. Both front and rear gardens are low maintenance. There is potential to further extend to the rear (subject to planning permission) and off-street parking for two cars to the front of the house.

Accommodation includes Entrance Hallway, Living Room, Kitchen / Dining Room and Guest WC. Upstairs are three double bedrooms and a family bathroom.

A description of this stylish home would not be complete without mention of the wonderful and convenient location it enjoys. Within a gentle stroll of Artane Castle S.C. and a host of local amenities including a range of excellent schools, a wide selection of shops, restaurants/cafes and parks. Beaumont Hospital is within close proximity. Excellent public transport links and bus routes give easy access to the city centre, M1, M50 motorway and beyond.

Accommodation

Porch - 0.74m x 2.67m Tiled floor. Sliding doors open into hallway.

Hallway - 5.01m x 1.84m Bright and spacious hallway with original stained floorboards, alarm panel, under stairs storage, coving and storage press (plumbed for washing machine). Guest WC off.

Living Room - 4.6m x 4.22m Bright and spacious living room with original stained floorboards, coved ceiling and multi-fuel stove. Interconnecting doors open into a large kitchen/dining room.

Kitchen/Dining Room - 6.14m x 3.51m Modern fitted kitchen complete with oven, new Miele fridge/freezer and dishwasher, spotlights and tiled floor. French doors open onto the rear garden.

Guest WC - 0.9m x 1.44m With feature penny resin floor, whb and wc.

Landing - 3.22m x 2.04m Carpet flooring, coving, large storage press and Stira stairs to a large floored attic space.

Bedroom 1 - 4.14m x 4.07m Double room to the front with original stained floorboards and coved ceilings.

Bedroom 2 - 3.36m x 4.0m Double room to the rear with original stained floorboards and coved ceilings.

Bedroom 3 - 2.44m x 2.85m Double room to the front with original stained floorboards and coved ceiling.

Bathroom - 2.21m x 1.93m Contemporary style wet-room with tiled floor and wall, walk in shower, vertical radiator and spotlights.

Garden

Front; Low maintenance gravel garden and driveway with parking for two cars.

Rear; Low maintenance rear garden with artificial pitch and putt, feature brick fire pit, built in barbecue, raised flower bed, barna shed plumbed for washing machine and side entrance.

BER: C3

BER No. 104182118

Energy Performance Indicator: 224.81 kWh/m²/yr

Features

- STYLISH 3 BEDROOM FAMILY HOME
- POTENTIAL TO FURTHER EXTEND (SPP)
- WELL MAINTAINED AND UPGRADED TO A VERY HIGH STANDARD
- ARTIFICIAL PUTTING GREEN IN REAR GARDEN
- NEWLY FITTED COMBI BOILER AND STORAGE TANK
- HIVE HEATING SYSTEM
- STIRA STAIRS AND FLOORED ATTIC SPACE
- DOUBLE GLAZED uPVC WINDOWS
- BARN SHED IN REAR GARDEN PLUMBED FOR WASHING MACHINE
- CLOSE TO A HOST OF LOCAL AMENITIES AND SERVICES
- BEAUMONT HOSPITAL 5 MINUTES WALK
- DUBLIN CITY CENTRE 5KMS
- DUBLIN AIRPORT, M1; M50 ALL WITHIN CLOSE PROXIMITY

View By Appointment

Asking Price: €395,000

