



We have made every effort to ensure the accuracy of the floor plan and measurements, but we cannot be held responsible for any errors or omissions. The floor plan and measurements are for guidance only and should not be used as a basis for any financial or legal decisions. Please consult your solicitor for more information.

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

Negotiator:
Catherine Seagrave
PSL 002049



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

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44 Ivy Court, Beaumont Court, Beaumont, Dublin 9
D09 RK16

64 sq.m



44 Ivy Court, Beaumont Court, Beaumont, Dublin 9 D09 RK16

DNG are delighted to represent the sale of 44 Ivy Court, a wonderful 2 bedroom bungalow situated on a large corner site. This superb property has been lovingly cared for and has a high quality modern fit-out throughout. The two double bedrooms (master en suite) have built in wardrobes, recently renovated bathrooms and a modern fitted kitchen complete with integrated appliances. There is a large side and rear garden providing scope to extend (subj to permission and planning guidelines)

The accommodation extends to a total floor area of c. 732 sq. ft. and comprises entrance hallway, front living/dining room, kitchen, two double bedrooms (master en suite) and a bathroom. Car parking is available directly to front of the property.

No. 44 is situated at the end of a mature and quiet cul de sac in the popular Beaumont Woods development. Built approx. 19 years ago by Castlethorne Construction, this quality development is on the doorstep of a host of local amenities and services including, creche facilities, Doctors surgery and a beautiful mature park (within the Beaumont Woods development), Beaumont Hospital, Artane Castle and Santry Omni for shopping and many bus routes, recreational amenities, 1.5 km to DCU and 3.5 km to Dublin City Centre. Viewing is highly recommended

Accommodation

Hallway - 6.6m x 1.03m

Solid wood floor, storage closet and coved ceiling.

Living / Dining Room - 5.02m x 3.74m

Solid wood floor, bay window, feature fireplace, recessed and pendant lighting, coved ceiling.

Kitchen - 3.28m x 1.87m

Tiled floor, modern fitted kitchen with integrated hob/oven and fan.

Bedroom 1 - 4.4m x 2.52m

Double room with solid wood floor, fitted wardrobes and ensuite off

Ensuite

Recently upgraded ensuite with tiled floor and wall, shower cubicle with electric shower (Triton T90) whb and wc. Access hatch for attic.

Bedroom 2 - 2.58m x 1.0m

Double room with solid wood flooring, fitted wardrobes and double doors opening onto a large and private rear garden.

Bathroom - 1.88m x 1.7m

Recently upgraded bathroom with tiled floor and wall, shower cubicle, whb in vanity unit and wc, recessed lights.

Rear Garden

Large side and rear garden fully fenced with manicured lawn and colourful flower beds with a variety of shrubs and plants, barna shed and side access.

BER: C3

BER No. 104112479

Energy Performance Indicator: 223.27 kWh/m²/yr

Features

- Wonderful Two Bedroom Bungalow
- Double Glazed uPVC Windows.
- Parking Available
- Large Front and Rear Garden.
- Modern Interior Design.
- Recently Upgraded Bathrooms
- Two Double Bedrooms (Master En-Suite).
- Huge Scope to Extend (subj. to permission and planning guidelines)
- Wyse Property Management Company (Service Charges €894.00 fee p.a.).

View By Appointment

Asking Price: €295,000

