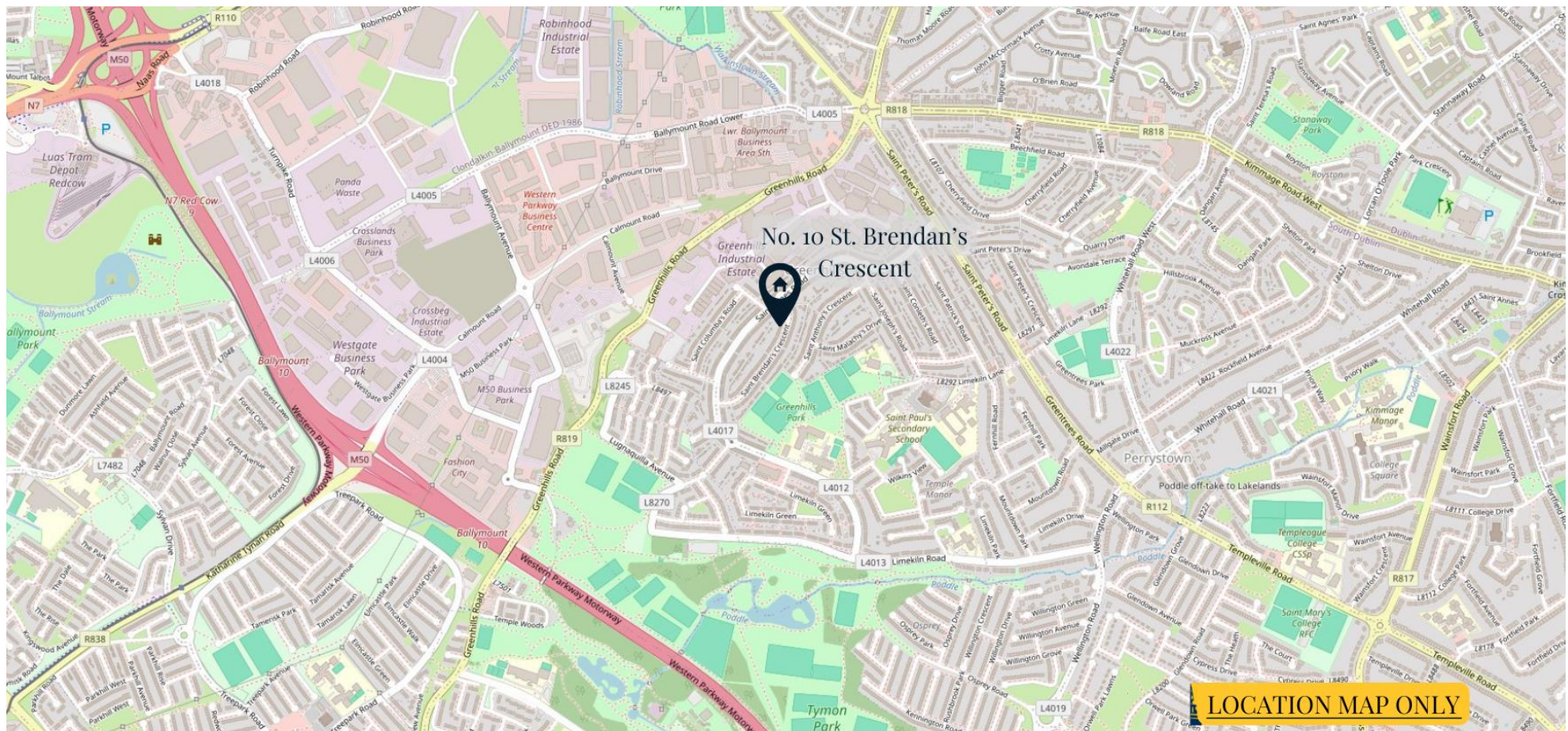


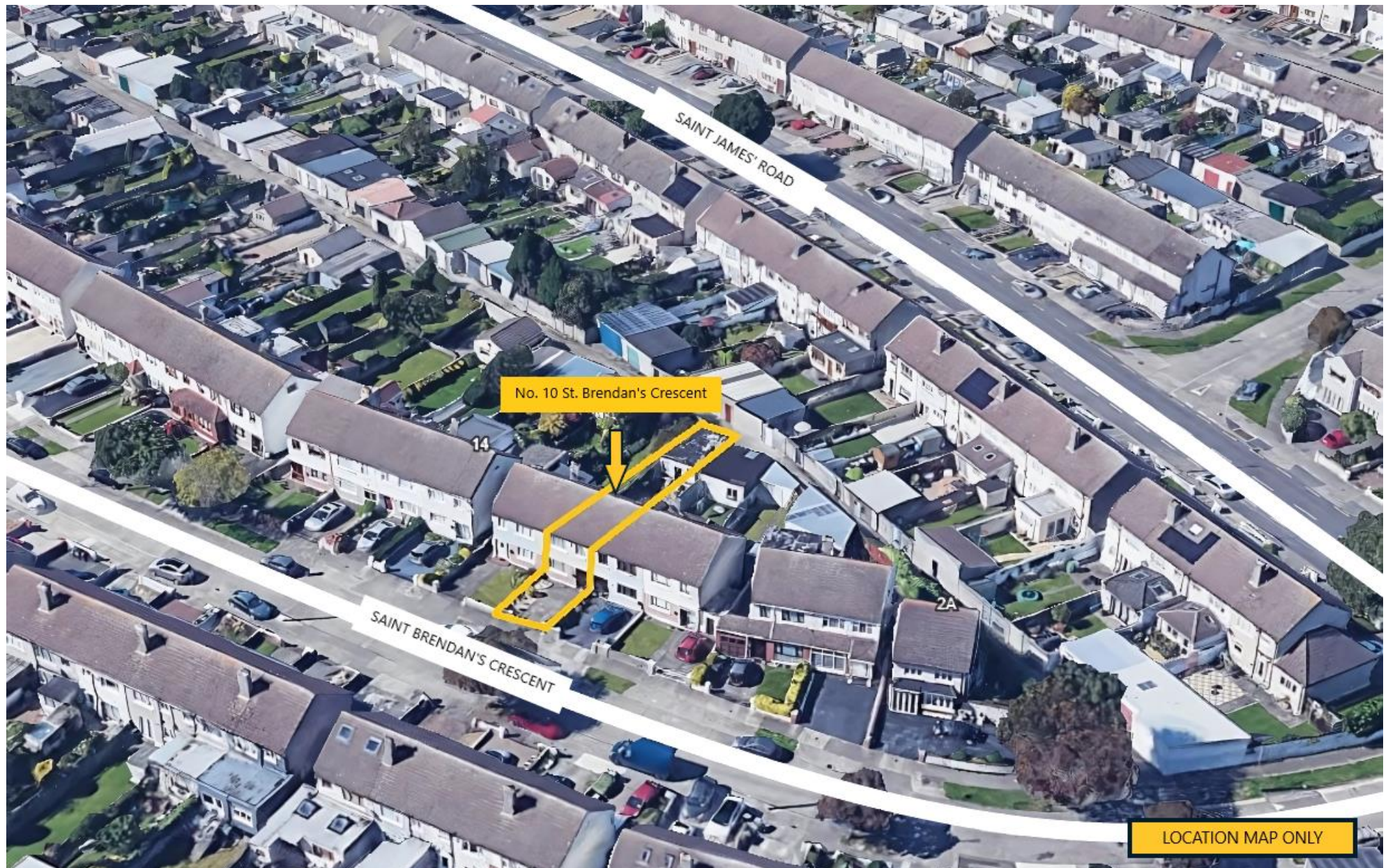


NO. 10 ST. BRENDAN'S CRESCENT
Walkinstown | Dublin 12 | D12 A2W0

LOCATION

The Property is conveniently located off St. James Road, via St. Peter's Road, in a well-established and highly sought after area of Dublin 12. The property provides easy access to the Walkinstown Roundabout, the N7, M50 motorways and the city centre. It is also within a short distance to the Ashleaf Shopping Centre, Rathfarnham Shopping Centre and is surrounded by local shops. There are ample recreational amenities available with Tymon Park a few minutes away, Carlisle Gym, Bushy and Marlay Parks and lots more on your doorstep. The area is also very well catered for with a selection of well-established junior and senior schools. The city centre is within very close proximity and there is a fantastic choice of bus routes to include the Nos. 9 & 150. The Red Luas line is also located close by at Kylemore.





DESCRIPTION

J P & M Doyle are delighted to bring to the market, this fine three bed mid-terrace family home with large rear garage, accessed via the rear laneway. The property was built in approximately 1962 and extending to c. 80.34 sq. mt. / 865 sq. ft over two floors and is presented in good decorative order throughout, the property also benefits from being rewired in 2015. The accommodation briefly comprises a porch, entrance hallway, kitchen with interconnecting double doors to living room / dining room, upstairs landing family bathroom & three bedrooms, outside front garden, rear walled garden with mature shrubs, ideal for summer days and alfresco dining. There is also a large garage with access off the rear laneway to the property.



Porch | 1.57m x 0.44m

Features sliding door & tiled floor.

Entrance Hallway | 1.75m x 3.03m

Features ceiling coving and understairs storage area.

Kitchen | 3.44m x 3.32m

Features floor & wall storage units, stainless steel sink, tiled floor & splash back, ceiling coving, double door to:

Living Room / Dining Room | 4.15m x 5.12m

Features Electric fireplace, oak flooring, ceiling coving and centre rose, sliding patio doors to garden.



UPSTAIRS:

Landing | 2.79m (max) x 1.78m

Bathroom | 1.78m x 1.81m

Features W.C, W.H.B & Bath with Triton electric shower, tiled flooring and walls.

Bedroom 1 | 2.97m x 3.16m

Features fitted wardrobes.

Bedroom 2 | 4.57m x 2.92m

Features fitted wardrobes and ceiling coving.

Bedroom 3 | 3.57m x 2.16m

Features fitted wardrobe.













- Front garden, with off-street car parking.
- Rear walled low maintenance garden with patio area & access to large garage 12.76m x 5.5m
- Rear garage 6.23m x 4.12m. Vehicle access off the rear laneway
- Mains water & sewage
- EBS
- Alarm
- Gas fired central heating



FOR SALE BY PRIVATE TREATY

GUIDE PRICE:
€465,000

BER: (117933234)



J. P. & M. Doyle Ltd.

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Dublin 6
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