

For Sale
By Private Treaty

grimes[®]

Guide Price
€650,000



36 Craigford Drive, Killester, Dublin 5

- Exceptional extended 3 bed semi-detached family home
- Approx. 149 sq m / 1,603 sq ft
- Rear garden with lawn and paving
- Convenient and highly sought-after location
- Short walk to Killester DART Station

BER B3



www.grimes.ie
PSRA Licence No: 001417

Description

Grimes take great pleasure in bringing to the market this exceptional family home in this most desirable of locations. No. 36 is an extended 3 bed semi-detached property and comes to the market in excellent condition. This is a great opportunity to acquire a fantastic family home in a much sought-after and convenient location.

No. 36 is a deceptively spacious family home measuring approximately 149 sq m / 1,603 sq ft. Internally the property is well laid out and has been extended and upgraded to the highest standards. Accommodation briefly comprises of an entrance hall, WC, utility room, office, family room and extended kitchen / dining / living room all located downstairs. Upstairs there are three bedrooms and a family bathroom. To the rear there is a sunny rear garden with lawn and paving and to the front is a driveway with off-street parking.

Situated in Killester, a mature and settled area, the location is second to none – the property is within walking distance of all local amenities and shops. There are an abundance of excellent schools and sporting facilities in the immediate vicinity as well as St Anne`s Park. Killester DART station is in close proximity and the area is also well serviced by regular bus routes providing efficient links to the City Centre.

Accommodation:

Entrance Hall:

Wide entrance hall with laminate flooring

WC / Shower Room:

Fully tiled with WC, wash hand basin and walk-in shower

Utility Room:

With storage presses and counter tops, plumbed for washing machine



Office:

Large, bright room overlooking the front of the property currently in use as an office

Family Room:

Large room overlooking the front of the property with laminate flooring

Kitchen / Dining / Living:

Extended room with ample dining and living space. Modern contemporary kitchen fitted with array of wall-to-floor units and large island with induction hob. Integrated double oven and dishwasher. Sliding doors to rear

Bedroom 1:

Large double bedroom overlooking the front of the property with laminate flooring and built-in wardrobes

Bedroom 2:

Spacious double room to the rear of the property with laminate flooring and built-in wardrobes

Bedroom 3:

Large single room overlooking the front of the property with laminate flooring and built-in wardrobes

Bathroom:

Fully tiled, jacuzzi bath with shower attachment, WC, wash hand basin, heated towel rail

Outside:

To the front is a garden in lawn and a driveway with off-street parking. The rear garden is laid in lawn with a sunny patio for al fresco dining.

Services:

Gas Fired Central Heating

Combi boiler

Underfloor Heating (downstairs)

Double glazed throughout

Off-street parking

BER Details:

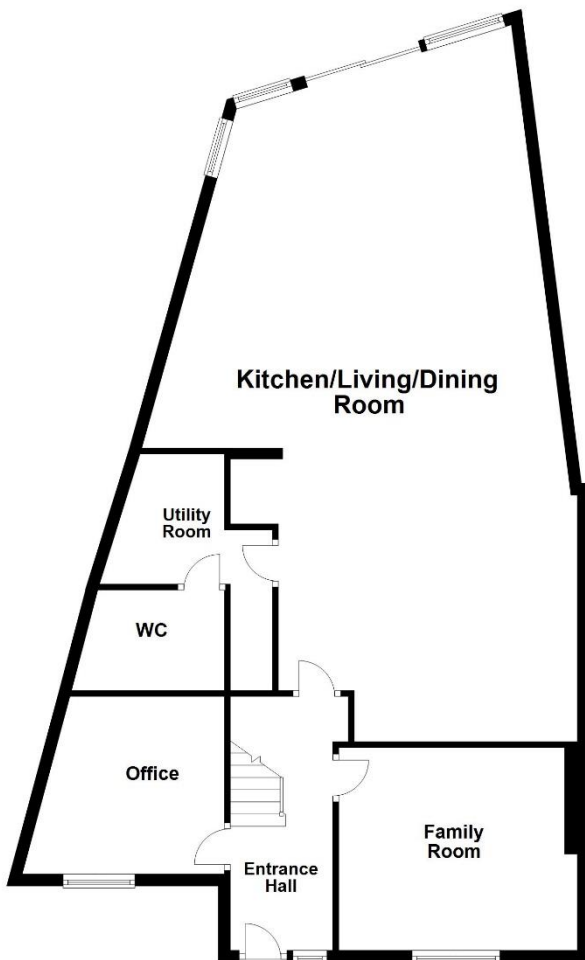
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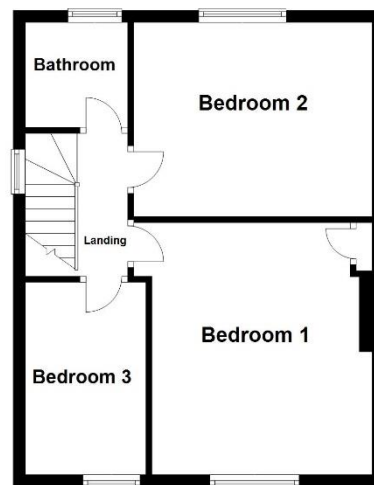
Energy Performance Indicator: 137.64 kWh/m²/yr



Ground Floor
Approx. 104.5 sq. metres



First Floor
Approx. 44.3 sq. metres



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