

12 Holywell View, Swords, Co. Dublin

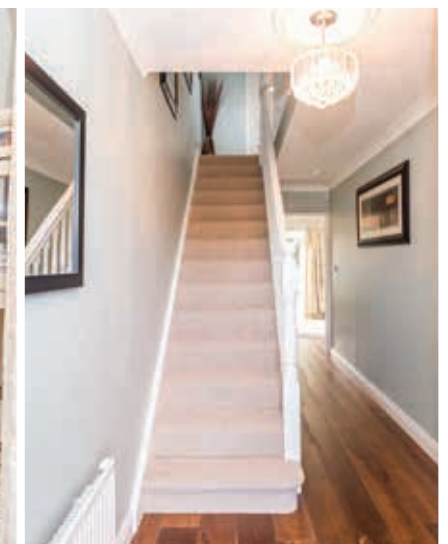


Property Team Lappin Estates take great pleasure in presenting no. 12 Holywell View, a beautifully presented 3 bedroom, end of terrace property with a south facing rear garden.

Ideally located, Holywell boasts many amenities on its doorstep including an Educate together School, Eurospar and Creche as well as being within easy reach of Swords Village, the Pavillions Shopping Centre, Airside Retail Park and Dublin Airport. It is well serviced by both public and private transport links with easy access to the M1 and M50 Motorways.

The accommodation briefly comprises entrance hall, dining room, kitchen, living room, facility for a guest W.C. (currently a storeroom that is plumbed for a WC and a WHB), landing, bathroom, 3 bedrooms and an en-suite. Front and rear gardens and communal parking to the front.

Viewing is very highly recommended!



ACCOMMODATION:

Entrance Hall 5.95m x 1.86m

With solid wooden flooring. Coved ceiling, centre rose, alarm control panel. Under stairs storage press which is plumbed for a W.C and a sink.

Dining Room 3.5m x 3.7m

With solid wooden flooring. Coved ceiling. Centre rose. Bay window with attractive wooden window shutters.

Kitchen 2.7m x 2.7m

With tiled floor, fitted modern kitchen units, plumbed for washing machine, plumbed for dishwasher. Oven, hob and extractor fan included. Coved ceiling. Centre rose. Double doors through to:-

Living Room 4.7m x 3.4m

This is a bright and spacious south facing room looking into the back garden. Solid wooden flooring. Coved ceiling. Centre rose, attractive feature open fireplace, piped for gas. Sliding French door to south facing rear garden.

Landing

Attic trap door. Shelved hot press.

Bedroom 1 4.7m x 3.4m

With fitted wardrobes. Coved ceiling. Centre rose. Wooden window shutters.

En-suite

With shower unit, WC. WHB. Fully tiled walls and floor.

Bedroom 2 3.41m x 2.55m

With coved ceiling.

Bedroom 3 3.15m x 2.1m

With fitted wardrobes. Coved ceiling.



Some Features:

- End of terrace 3 bedroom house
- Exceptional condition throughout
- Side pedestrian entrance
- South facing rear garden
- Double glazed Upvc windows
- G.F.C.H.
- Master bedroom en-suite
- Walled and fenced rear garden
- Alarmed
- Convenient to Dublin airport, the M50 and M1
- Minutes from The Pavilions and Airside Retail Park
- Well serviced by local transport links
- Schools, shops and businesses on the doorstep
- Quiet cul-de-sac

Gross Internal Floor Area:

c. 90 sq.m (c.968 sq.ft.)

Viewing:

By appointment with Property Team Lappin Estates

Negotiator:

Johnny Lappin MIPAV-MMCEPI-TRV

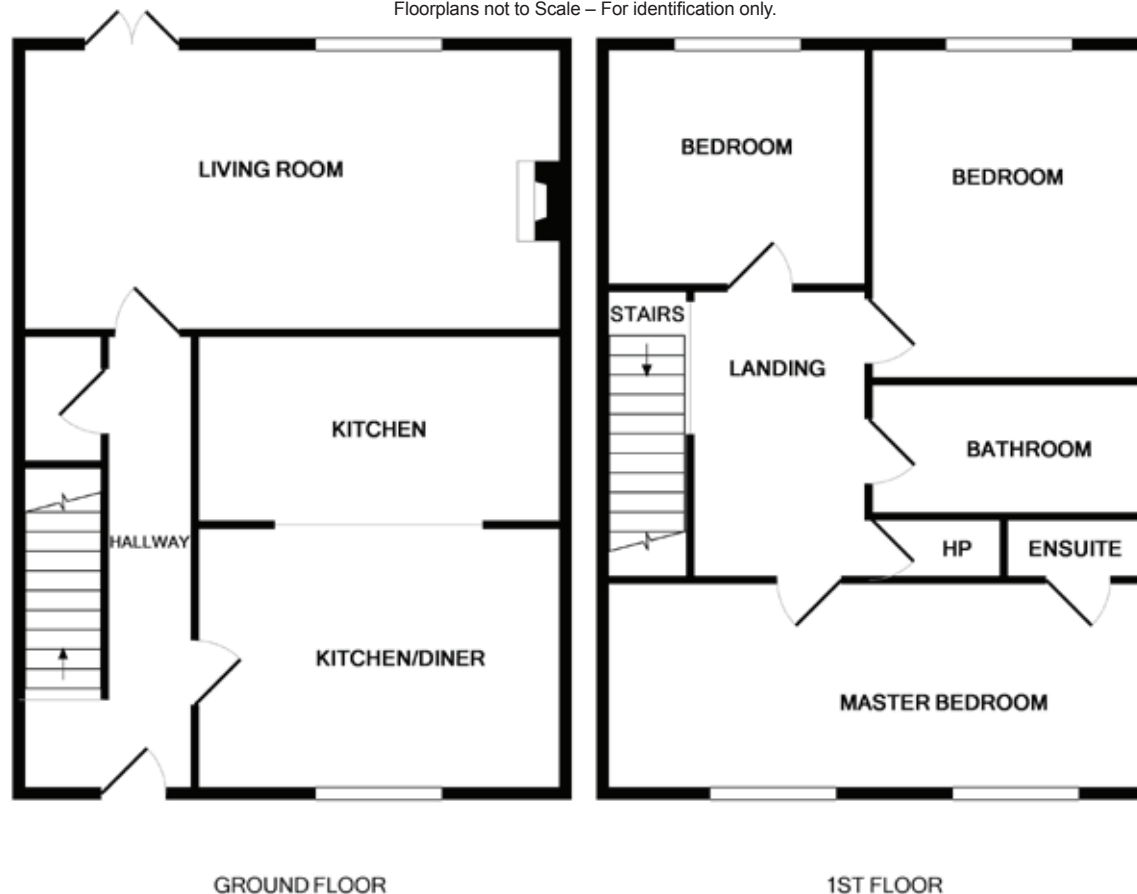
Price Region: €285,000

B.E.R: BER C3

Outside

There is a small garden to the front of the house with side pedestrian access to the rear garden. There is ample communal parking. The back garden is South facing and mainly laid in lawn. It is c. 40 ft. long and is planted with some mature trees.

Floorplans not to Scale – For identification only.



GROUND FLOOR

1ST FLOOR



T: (01) 882 5730

M: 087 6790 331

154 Phibsborough Road, Phibsborough, Dublin 7
www.propertyteam.ie lappinestates@propertyteam.ie

Negotiators

Paul Lappin MIPAV TRV MMCEPI

Johnny Lappin MIPAV TRV MMCEPI

Lappin Estates for themselves and for the seller of this property whose agents they are give notice that the introduction and the particulars are intended to give a fair and substantially correct overall description for the guidance of any intending purchaser and do not constitute part of any offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers ought to seek their own professional advice. All descriptions, dimension areas, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. Please note we have not tested any apparatus, fixtures, fittings, or services relating to this property. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs & floorplan/s are provided for guidance only. All interested parties should satisfy themselves by independent verification and undertake their own due diligence as to the accuracy of the measurements and overall area as stated and the accuracy of any fixtures and fittings as described and the information above.