

**298 Cashel Road  
Dublin 12, D12 P9K5**



**O'Mahony**



This hugely impressive turnkey home has been meticulously upgraded, modernised and extended (2021) to produce one of the most stunning properties to come to the market in this area in many years. Evident throughout is the Architect and Interior Designer led layout and décor, with quality fittings and finish resulting in a home finished to the highest specification.

The impressive B3 energy rating is as a result of the high level of external wall insulation, triple glazed uPVC windows, double glazed back door, combi boiler (instant hot water) and thermostatically controlled central heating system.

Complimenting this exceptional home is the large South West facing sun trap back garden of c.35 metres (c.114') long with a large block built garden shed suitable as home gym, workshop etc. A separate block built utility shed is plumbed for washing machine and sink. A side entrance leads from the front to the back garden.

Accommodation throughout is bright and airy and offers Reception Hall, Study / Bedroom 3, Kitchen, Large South West facing Dining / Living area overlooking back garden, Downstairs Shower Room, Two Double Bedrooms, and Shower Room at first floor level.





## ACCOMMODATION:

**Reception Hall:** 12' 11" x 5' 10"

With laminate wood floor

**Study / Bedroom 3:** 9' 7" x 8' 10"

With laminate wood floor.

**Downstairs Shower Room:** 7' 6" x 4' 7"

Fully fitted with Triton T90 electric shower, w/c & washbasin in vanity unit. Recessed ceiling lights. Plank style floor tiles.

**Kitchen:** 11' 0" x 10' 10"

With range of built in kitchen cabinets incorporating integrated double oven, AEG induction hob & hood & dishwasher (included in sale). Recessed ceiling lights. Laminate wood floor. Open plan to Breakfast / Living room.

**Dining / Living room:** 14' 10" x 9' 5"

With Velux roof lights. Large PVC double glazed sliding patio door to back garden. Recessed ceiling lights. Laminate wood floor. TV point.

**Bedroom 1:** 15' 10" x 10' 2"

Large double bedroom with sliding wardrobe (inc.in sale)

**Bedroom 2:** 10' 4" x 9' 10"

Large double bedroom with freestanding wardrobe (incl. in sale).

**Shower Room:** 6' 0" x 5' 2"

With rainfall shower, w/c & washbasin in vanity unit. Plank style floor tiles.

**Utility Shed:** 6' 11" x 6' 9"

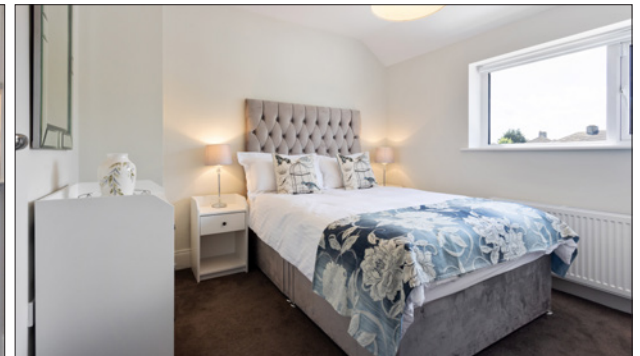
Block built shed with PVC double glazed entrance door. Plumbed and wired for washing machine & sink.

**Garden Shed:** 15' 6" x 6' 8"

With PVC double glazed entrance door.

**Back Garden:**

c.35 m. long (c.114' long)



### Some Features:

- Sunny South West facing back garden c.114' long
- B3 Building Energy Rating
- Architect & Interior Designer led layout
- External walls insulated (120mm Soltherm External Wall Insulation)
- Triple Glazed uPVC Windows
- Double glazed sliding back door
- New Combi Gas Boiler - instant hot water
- Thermostatically controlled central heating
- Rewired
- Replumbed
- Newly fitted Kitchen
- 'Quick-Step' Impressive laminate floors to ground floor
- Downstairs Shower room with electric shower
- 'Palladio' front door
- Outside water tap
- Wired for satellite tv & wired Wi-fi
- Utility shed plumbed & wired for washing machine & sink
- Blockwork shed could be used for home gym / workshop
- Side entrance
- Monitored intruder alarm installed (Home Secure)
- Wired to facilitate wired alarm system & CCTV cameras
- New internal doors
- Pull down ladder from Attic
- Carpets, window blinds & integrated kitchen appliances included in sale

### Gross Internal Area:

c.789 sq.ft. (c.74 sq.m.)

### B.E.R.:

B3

No.114733314.

EPI: 373.08 kWh/m<sup>2</sup>/yr



Floorplans for  
identification only - Not to Scale

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### Negotiators:

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