

This bright, spacious, well-proportioned property of c. 111 sq.m. (c.1,195 sq.ft.) will appeal to a purchaser seeking to put their own stamp on a family residence in a sought after convenient location. Accommodation comprises, reception hall, sitting room, dining room, kitchen, downstairs shower room, utility area, three bedrooms, bathroom and separate w/c. To the front of the property there is a driveway offering ample off street parking.

Conveniently located between the Stillorgan Road with the QBC providing easy access to Dublin City Centre, and the Rock Road where there is the Dart station at Booterstown. Public transport is extremely well catered for in the vicinity with Dublin Bus stops (4, 7, 7A, 46A, 145, 155, 17, 47 & Aircoach) within a short stroll.

Blackrock, Merrion, Ballsbridge, and Donnybrook are close by providing a wide range of amenities including specialist shops, shopping centres, restaurants, pubs and churches. St Vincent's hospital and some of Dublin's finest schools are in the vicinity including St Andrews College, Blackrock College, Willow Park, Teresians, Booterstown National Schools, and the UCD campus at Belfield is just a few minutes' walk.



ACCOMMODATION:

Hall: 5.12 x 1.73
With understairs storage closet.

Sitting room: 4.42 x 3.74
With open fireplace with tiled hearth & timber surround.

Dining room: 4.41 x 3.31
With open fireplace with tiled inset. Aluminium patio door to back garden.

Kitchen: 3.37 x 2.16
With fitted kitchen presses. Plumbed for washing machine. Door to Utility area.

Utility area: 2.84 x 1.59
With door to garden.

Shower room: 1.76 x 1.76
With stand in shower, wc & washbasin. Ceramic wall & floor tiles.

Bedroom 1: 4.44 x 3.03
Double room with built in wardrobes.

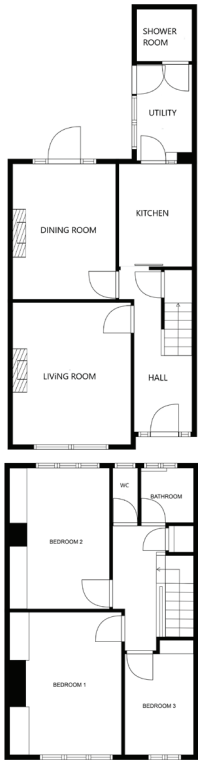
Bedroom 2: 4.44 x 2.97
With built in wardrobes & presses.

Bedroom 3: 3.19 x 2.10
With built in wardrobe.

Bathroom: 2.41 x 1.78
With bath & washbasin.

Separate w/c





Gross Internal Area:
c. 111 sq.m.(c.1,195 sq.ft.)

B.E.R.:

D1
No. 108194804
EPI: 251.93 kWh/m²/yr

BER D1

*Floorplans for identification only
– Not to Scale.*



Some Features:

- PVC double glazed windows
- Paved walled front driveway
- Intruder alarm
- Downstairs shower room
- Gas fired radiator central heating
- Private off street parking
- Block built Garden store
- Utility area
- A short walk to Booterstown DART station
- Close to Sandymount strand, UCD & St Vincents Hospital
- Local shopping at Woodbine, Merrion S.C., & Blackrock S.C.



Negotiators:

Martin O'Mahony FIPAV. PSRA licence no.001493.

Jennifer O'Mahony BSc (Hons), MIPAV. PSRA licence no.001507.

T: (01) 298 3500 www.omahony.ie

E: property@omahony.ie

2 Willowfield Park, Goatstown, Dublin 14, D14 E6K6

O'Mahony Auctioneers 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 the accuracy of any fixtures and fittings as described and the information above.