

122 Errigal Road | Drimnagh | D12 V594



Asking Price €395,000

End of terrace 3 bedroom family house, built in the 1930's and measuring c. 78sqm/840sqft.

Garden to the front with driveway parking, side pedestrian access leading to a large rear garden (approx. 55ft/17m) offering potential to extend (subject to planning permission) Benefitting from wrapped external insulation and situated in an established and mature neighbourhood close to all amenities.



1 Main Street, Dundrum, Dublin 14. [D14 XV10 | +353 1 2951001 | dundrum@masonestates.ie](mailto:dundrum@masonestates.ie)
87 Terenure Road North, Dublin 6. [D6W HY31 | +353 1 4909014 | terenure@masonestates.ie](mailto:terenure@masonestates.ie)
148 Phibsboro Road, Phibsboro, Dublin 7. [D07 CX7P | +353 1 8304000 | phibsboro@masonestates.ie](mailto:phibsboro@masonestates.ie)
PSR Licence No. 001459



Accommodation

ENTRANCE HALL: 1.74m x 4.12m

With laminate wood flooring, under stairs storage area.

LIVING ROOM: 3.55m x 3.16m

Bright reception room located to the front of the property.

KITCHEN: 1.84m x 2.88m

With range of floor and wall mounted units, stainless steel sink, plumbed for washing machine, tiled splashback, freestanding gas oven/hob, extractor fan. Open to..

DINING ROOM: 3.55m x 3.86m

With brick fireplace and feature gas fire inset, hotpress, sliding patio doors to rear garden.

FIRST FLOOR:

BEDROOM 1: 3.56m x 3.83m

Double room located to the rear of the property, carpet floor covering.

BEDROOM 2: 3.31m x 3.19m

Double room located to the front, carpet floor covering.

BEDROOM 3: 2.35m x 2.28m

Single bedroom located to the front, carpet floor covering.

BATHROOM: 1.72m x 2.14m

Modern and stylish bathroom, fully tiled, bath, overhead shower attachment, glass bath screen, heated towel rail, w.c., wash hand basin, wall mounted mirror, window offering natural light.

GARDENS:

Front garden with driveway for off-street parking. Side pedestrian access leading to a secluded rear garden (c.55ft/17m) with fuel shed, coal bunker and outside tap.



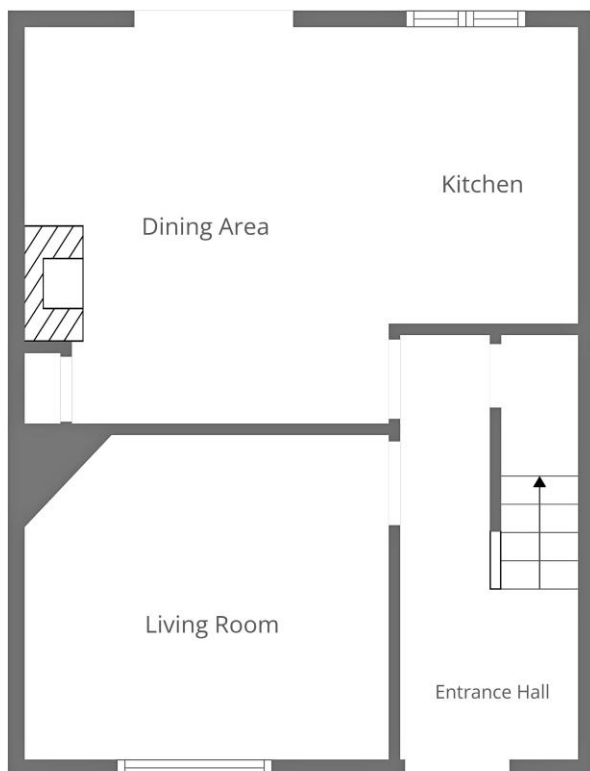
Special Features



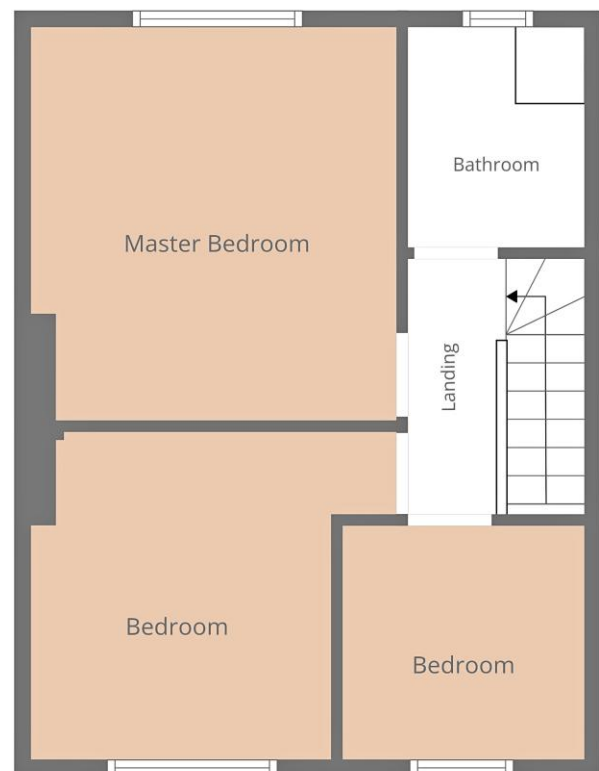
End of terrace property with private parking
Large rear garden with potential to extend (sub to pp if required)
Externally wrapped insulation
Side pedestrian access
Mature, well-established residential area
Excellent public transport with LUAS line within walking distance and easy access to M50/N7 road net
Close to wide range of local amenities and facilities
Ideal for first-time buyers & downsizers looking to stay in the area
Close to three of Dublin's main hospitals & easy access to the City Centre

GENERAL POINTS: SERVICES: UTILITIES

BER is a C and the number is 101350635.
The property has Gas Central Heating and double-glazed windows.



1st Floor



2nd Floor

Measurements Deemed Highly Reliable But Not Guaranteed.



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