

24 Lorcan O'Toole Park | Kimmage | D12 AT82



Asking Price €625,000

Attractive semi-detached property with bay windows and garage to the side offering potential to extend subject to planning permission.

Large three bedroom house measuring circa 126sqm/1357sqft.

To the front there is a garden with driveway for off street parking, to the rear lies an impressive garden extending to approximately 70 ft, enjoying private, not overlooked setting and a desirable southeast-facing orientation.



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PSR Licence No. 001459



Accommodation

ENTRANCE PORCH : 2.60m x 0.43m

Porch with red brick arch at entrance, mosaic tiled floor.

HALLWAY : 2.60m x 4.48m

Large welcoming hallway with ceiling coving and laminate wood flooring.

GUEST W.C : 0.83m x 1.57m

Understairs guest cloakroom, fully tiled with wash hand basin and w.c.

LIVING ROOM : 4.23 m x 4.47m

Spacious reception room located to the front with wonder bay window, high ceiling, deep ceiling coving, fireplace with marble surround, cast iron and feature electric fire inset.

DINING ROOM : 3.89m x 4.03m

Second reception room located to the rear, Fireplace with feature electric fire, high ceiling with deep coving, French doors leading to the sunny mature rear garden.

KITCHEN : 2.95m x 4.04m

Fully fitted kitchen located to the rear with a range of floor and wall mounted units, stainless steel sink unit, electric freestanding oven and hob, electric chimney style extractor fan, plumbed for dishwasher, dishwasher, window to garden, door to ...

UTILITY : 2.56m x 4.03m

Tiled floor, floor and wall mounted units, plumbed for washing machine, washing machine and fridge/freezer included, door leading to garage and another to rear garden.

LANDING : 2.18m x 3.47m

Spacious landing with window offering natural light, access to attic, boiler/hot-press.

BEDROOM 1 : 4.24m x 4.57

Generous Double bedroom located to the front with bay window, built-in wardrobes and dressing table, laminate wood flooring.

BEDROOM 2 : 3.90m x 3.93

Another large double bedroom, located to the rear with range of sliding door wardrobes, laminate wood flooring.

BEDROOM 3 : 2.56m x 2.79m

Single bedroom located to the front, built in wardrobe, laminate wood flooring.

SHOWER-ROOM : 2.92m x 1.66m

Fully tiled shower room with two windows offering plenty of natural light, corner shower cubicle, electric shower, wash hand basin, w.c., shaving light and wall mounted mirror.

GARAGE : 2.51m x 4.96m

Located to the side of the property (measuring approximately 12.5sqm) offering potential to convert (sub to pp) should and additional accommodation be desired.



Special Features



Attractive semi-detached family home with bay windows.

Approx. 126 sq.m. / 1,357 sq.ft. of well-proportioned accommodation.

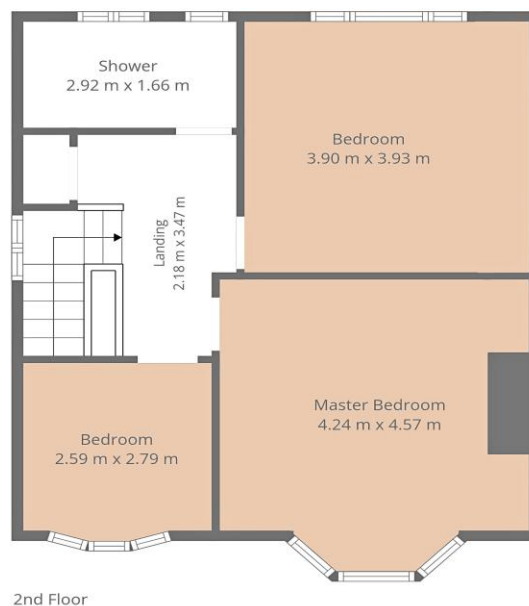
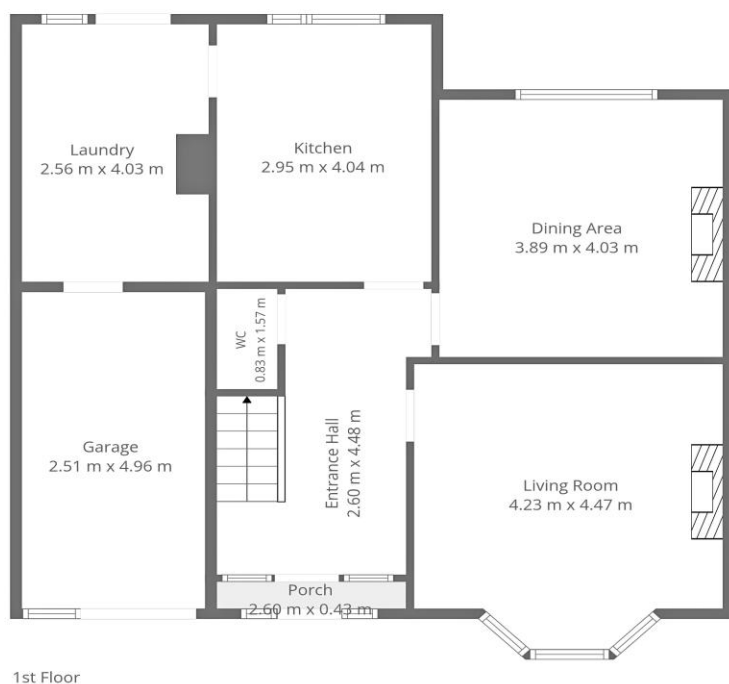
Side garage offering excellent potential to extend or convert (subject to planning permission).

Two spacious reception rooms with feature fireplaces and high ceilings.

Mature, private southeast-facing rear garden extending to approximately 70 ft.

Private driveway providing off-street parking

Multitude of bus routes nearby



TOTAL: 126 m²
1st floor: 69 m², 2nd floor: 57 m²
EXCLUDED AREAS: PORCH: 1 m², GARAGE: 12 m²

Measurements Deemed Highly Reliable But Not Guaranteed.

