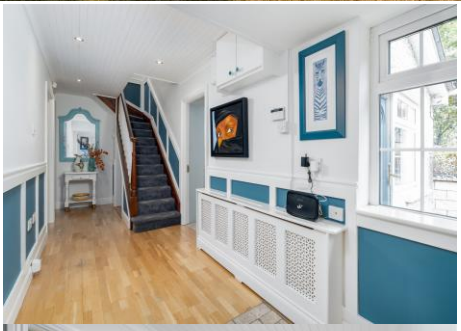
5 Percy French Road | Walkinstown | D12 N6W8









Asking Price €565,000

Semi-detached three bedroom house with an additional one bedroom self-contained unit/granny flat as well as a converted attic with large window, ideally suited to a nice home office/additional reception space. The self contained unit could be easily incorporated back to create a fine 4 bedroom house.

The property which measures approximately 123sq.m/1324sq.ft is located in a mature established neigbourhood close to a number of shopping outlets, public transport and schools.

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

BER D

Accommodation

MAIN ENTRANCE HALL: 1.96m x 6.84m
Welcoming hallway with 2x windowing offering plenty of natural light, wood panelling, ceiling coving, radiator cover, laminate timber flooring.
LIVING ROOM: 3.46m x 3.97m
Located to the front of the property with wrought iron fireplace with slate hearth, ceiling coving, laminate timber flooring, open to…
SECOND RECEPTION / DINING ROOM: 3.11m x 3.09m
Second reception room with wood burning stove, feature timber surround and slate hearth, ceiling coving, downlighters, laminate timber flooring.
KITCHEN: 2.76m x 5.84m approx.
Wonderful kitchen extension with pitched roof, triangular gable end windows and French doors leading to rear garden. Full range of modern floor and wall mounted units, integrated fridge/ freezer, double built oven and grill, wine cooler, sink unit, electrical hob and extractor hood, integrated dishwasher, vertical wall mounted radiator, tiled flooring.
FIRST FLOOR:
BEDROOM 1: 3.56m x 3.97m
Spacious double bedroom located to the front with large range of fitted wardrobes, laminate wood flooring,
BEDROOM 2: 3.16m (max) x 3.09m
Bright room located to the rear, laminate wood flooring.
BEDROOM 3: 1.86m x 2.97m
Single room located to the front, fitted wardrobe, laminate wood flooring.
SHOWER-ROOM: 2.23m x 1.80m
Fully tiled shower room, shower unit, electric shower, wash hand basin, w.c., recessed wall shelving, window offering natural light, walled mounted mirrored cabinet.
ATTIC: 3.41m x 3.90m
Stairs leading to attic with large window with outlook over rear garden, suitable for home office/reception.
SELF CONTAINED UNIT / GRANNY FLAT
Own door extension to the side containing:
LIVING/BEDROOM: 2.82m x 3.90m
Own door from front garden leads to living/bedroom with built-in wardrobe, Laminate wood flooring and window to the front.
SHOWER ROOM: 1.77m x 2.13m
Stylish room with partially tiled walls, shower, vintage table with Mable top and sink, large wall mounted mirror, w.c., laminate wood flooring and velux window offer plenty of natural light.
KITCHENETTE/UTILITY: 2.31m x 1.80m
Full range of wall and floor mounted units, electric oven, hob and extractor fan, round stainless-steel sink, plumber for washing machine, tiled splashback, wood flooring.













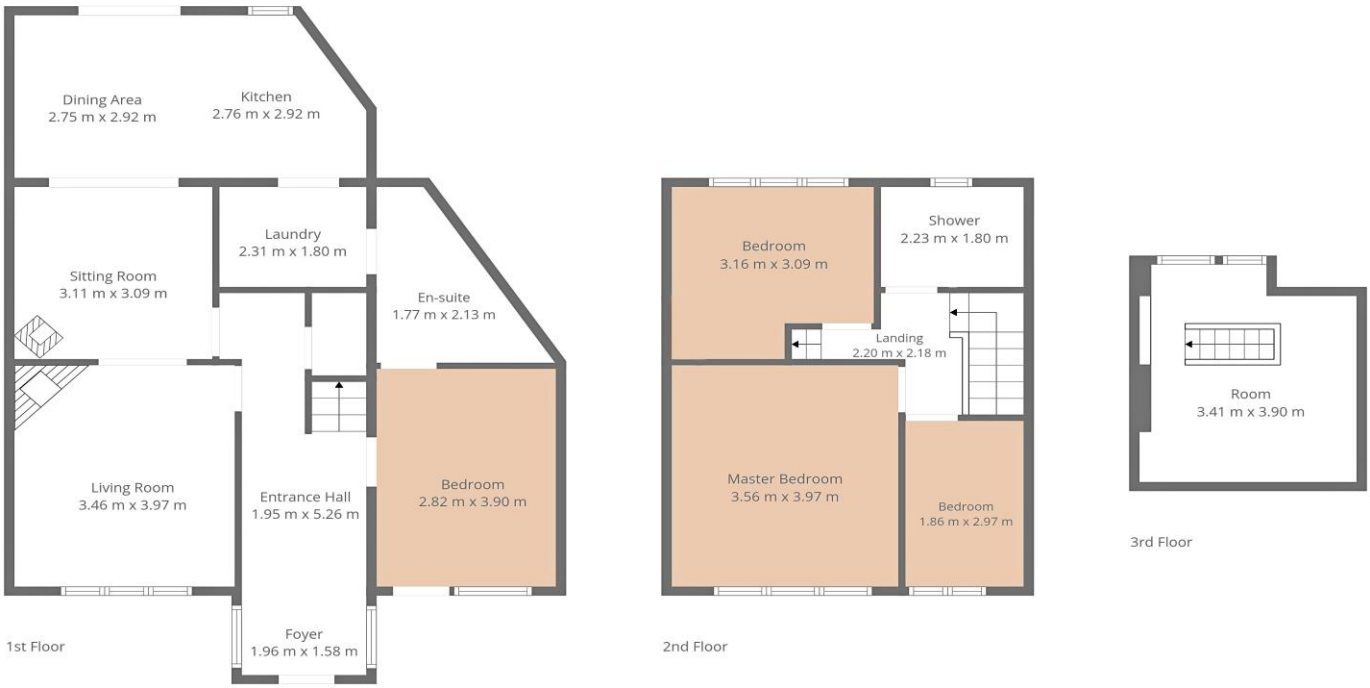
5 Percy French Road, Walkinstown, Dublin 12, D12 N6W8

Special Features

3 bedroom semi-detached house with 1 bedroom self-contained unit – (very easily adjusted to a 4 bed
Stairs to attic space with large window suitable for home office
Presented in excellent condition throughout.
Mature, well-regarded location
Ideally positioned facing large communal green area & Walkinstown Library
Within short walk of Ashleaf Shopping Centre & Crumlin Village for amenities
Close to local Schools/Colleges, Sports Clubs, Recreational facilities.
Easy reach of both Crumlin & Tallaght hospitals
Well serviced by public bus routes and easy access to M50/Naas Road

GENERAL POINTS: SERVICES: UTILITIES

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



TOTAL: 123 m2
1st floor: 77 m2, 2nd floor: 39 m2, 3rd floor: 7 m2

Measurements Deemed Highly Reliable But Not Guranteed.

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