

NO. 67 SLIEVENAMON ROAD

Drimnagh | Dublin 12 | D12 A52Y

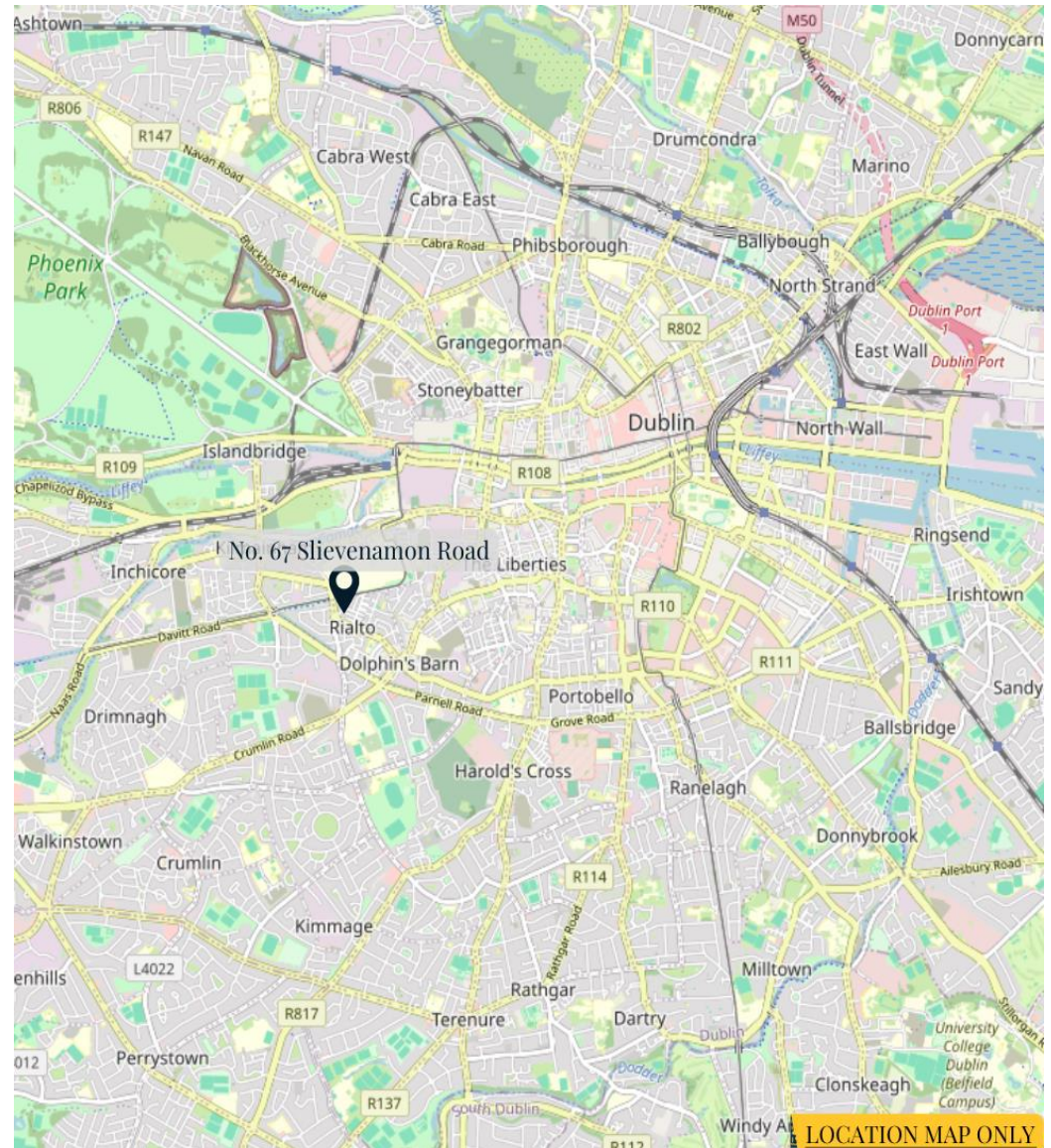
FOR SALE BY PRIVATE TREATY

LOCATION

J.P. & M. Doyle are delighted to present No. 67 Slievenamon Road, which enjoys an exceptionally convenient location just a short stroll from The Grand Canal and Suir Road LUAS stop (Red Line), offering quick and easy access to Dublin City Centre. The neighbourhood is well serviced by shops, cafés, bars, and restaurants. A wide choice of amenities—parks, sports clubs, playgrounds, and schools—are close at hand. The New Children's Hospital at St. James's is also within walking distance.

Area Highlights

- Exceptionally well served by public transport
- Suir Road LUAS (Red Line) is just minutes' walk
- Walking distance to Dublin City Centre, St. Stephen's Green, and The New Children's Hospital
- Close to Harold's Cross, South Circular Road, Terenure & Rathgar
- Easy access to M50 and N7



LOCATION MAP ONLY

J P & M Doyle are delighted to present this charming two-bedroom mid-terrace home, built c.1950 and extending to c.77.66 Sq.m / 836 Sq.ft, providing well-proportioned accommodation, presented in walk-in condition. The property benefits from off-street parking and a generous east-facing rear walled garden, all within minutes of the Grand Canal. Accommodation comprises an entrance hallway, spacious open-plan L-shaped living room, kitchen, two bedrooms, and family bathroom.

Outside:

Off street parking

East facing rear walled garden 4.7m x 17.3m & 4.94 x 1.69m,

Features array of timber sheds

Features/Services:

- Gas-fired central heating
- Double-glazed PVC windows & doors
- Oak flooring, skirting, architrave & staircase
- Fitted wardrobes
- Burglar alarm
- Mains water & sewage
- Electricity



Entrance Hallway: 5.3m x 2.2m, Features Tiled & oak wood flooring, alarm control panel, oak staircase.

Open Plan L -Shaped Living Room: 4.9m x 4.4m & 3.05m x 1.85m Features Bay window, sandstone fireplace surround with gas fired inset and granite hearth, Oakwood flooring, skirting and architrave, under-stairs storage, Ceiling coving & recessed lighting, Double doors to:

Kitchen: 4.76m x 2.66m Features Flooring and wall oak units, stainless steel sink, electric oven, hob, fridge freezer, tiled flooring, double door to the garden.

FIRST FLOOR:

Landing: 1.63m x 0.82m

Bathroom: 1.9m x 1.47m Features W.C, W.H.B vanity unit, Bath with electric Triton T90sr Shower, Tiled flooring & bath.

Bedroom 1: 3.9m x 3.41m Features Fitted wardrobes & timber flooring.

Bedroom 2: 3.25m x 2.81m Features Fitted wardrobes & timber flooring.









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GUIDE PRICE:
€450,000

BER: 118980275

BER D2

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