

RESIDENTIAL

FOR SALE

FOR SALE BY PRIVATE TREATY

**42 WATSON DRIVE,
KILLINEY,
CO. DUBLIN**



c. 136 sq.m (c.1,465 sq.ft)

**Bright and Spacious 4 Bedroom Semi detached Home
situated in a sought after location.**



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Exceptional opportunity to purchase a spacious 4 bedroom semi detached home. No. 42 comes to the market with ample potential for a prospective purchaser to impose their own particular style on this property which is located in a mature residential area, convenient to excellent schools, shops at Killiney Shopping Centre, transport and leisure amenities.

This property is well presented with a sunny rear garden, oil fired central heating and double glazed windows. This fine property will appeal to both first time buyers or those seeking a larger family home in an excellent south Dublin location.

ACCOMODATION

Porch Entrance Hall with cloakroom, wc and washbasin .

LIVING ROOM c.4.8m x 3.65m with feature fireplace and shelving. Double doors to :

DINING ROOM c.3.83m x 3.65m

KITCHEN c.3.9m x 3.8m with fitted cupboards, work tops & shelving. Stainless steel sink unit, Plumbed for washing machine.

FAMILY ROOM c.4.6m x 2.25m

UPSTAIRS

BEDROOM 1 c.4.04m x 3.52m with built-in wardrobes

BEDROOM 2 c.3.83m x 2.86m with built-in wardrobes

BEDROOM 3 c.4.12m x 2.84m

BEDROOM 4 c.3.65m x 2.41m

BATHROOM c.2.69m x 2.3m with shower cubicle, wc and washbasin, tiled floor & walls.

OUTSIDE:

There is a lawned front garden with flower beds, & shrubs. The rear garden is private, lawned and has a selection of flowering shrubs. There is a good size garden shed.

PRICE

On application

VIEWING:

Viewing is thoroughly recommended and by prior appointment with the agents. Contact Richard Carrigan or Aidan Hora