

For Sale By Private Treaty



18 Beverly Crescent

Scholarstown Road,
Knocklyon, Dublin 16



4 Bedroom Semi Detached House
c.110sq.m. / 1,184sq.ft.



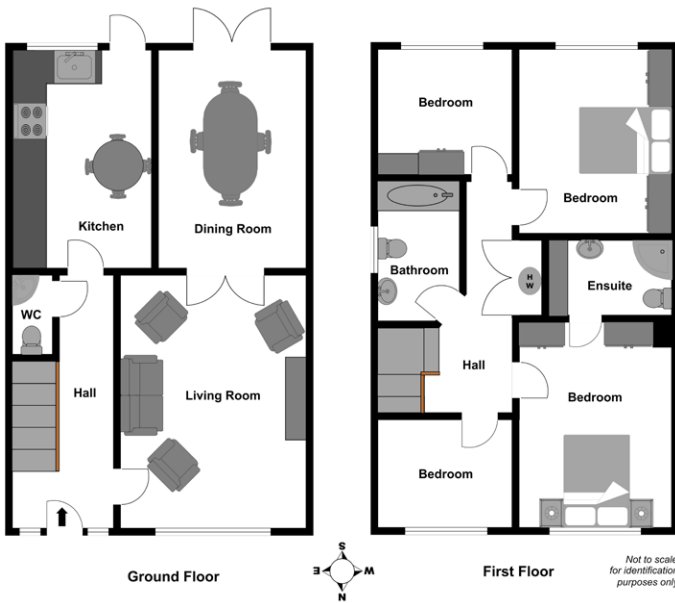
FINNEGAN
Menton

Description:

18 Beverly Crescent a wonderful 4 bedroom semi detached family home extending to c.110sq.m. / 1,184 sq.ft. in an excellent location just off the Scholarstown Road close to the M50 junction 12 for Firhouse / Knocklyon. Beverly is within walking distance of numerous schools, shops, bus stops and sports clubs.

A generous family home with sitting room, dining room, kitchen / breakfast area, Guest WC on the ground floor with 4 bedrooms and two bathrooms on the first floor, as well as a large attic. There is a good driveway, mature gardens, oil boiler house and a side gate access.

The M50 Junction 12 is immediately accessible and Beverly is just a few minutes drive to Marley Park, Dundrum Town Centre and Tallaght Town Centre.



Location:

Beverly Crescent is located between Knocklyon Road and Scholarstown Road. Beverly Crescent is just off Scholarstown Road near the junction of Supervalu and St. Colmcilles Church & Schools. The M50 Junction 12 is immediately accessible and Beverly is just a few minutes drive to Marley Park, Dundrum Town Centre and The Square, Tallaght.

Close to an array of schools and creches including St. Colmcilles Junior & Senior National School, Colaiste Eanna, Christian Brothers Secondary School, Scoil Naomh Padraig, Gaelscoil Chnoc Liamhna and Knocklyon Lodge Creche & Montessori. Knocklyon is well serviced by public transport with Dublin bus routes 15, 15F, 15E, 49, 49A, 74 & 75.

Floor Area: c.110sq.m. / 1,184sq.ft.

Ground Floor

Entrance Hall

c.1.96m x 4.92m

Alarm panel, thermostat, timber floor, telephone point, coving.

Sitting Room

c.3.63m x 4.92m

Beautiful marble open fireplace, timber floor, TV & telephone point, coving, double door leading to dining room.

Sitting Room

c.4.24m x 2.82m

Coving, timber floor, double door opens onto garden.

Kitchen / Breakfast Area

c.2.71m x 4.26m

Fitted kitchen unit incorporating Beko cooker, Indesit washing machine, Tricity Bendix fridge / freezer, Hotpoint dishwasher. Back door to garden, coving, smoke alarm, Lino floor covering, All electric appliances are included in the sale.

Guest WC

Located under the stairs. WC & whb separate under stairs storage press for vacuum.



First Floor

Bedroom 1 (Master)

c.3.01m x 3.49m

Double bedroom, fitted wardrobes, carpeted.

Ensuite

c.1.50m x 2.39m

Bathroom suite comprising wc, whb, Mira Power Shower, floor & wall tiling, built in mirror unit and two storage presses, Dimplex heater fan, velux window makes this ensuite very bright.

Bedroom 2 (front)

c.2.62m x 2.16m

Single bedroom, carpeted.

Bedroom 3 (back)

c.3.57m x 2.47m

Double bedroom fitted wardrobes carpeted.

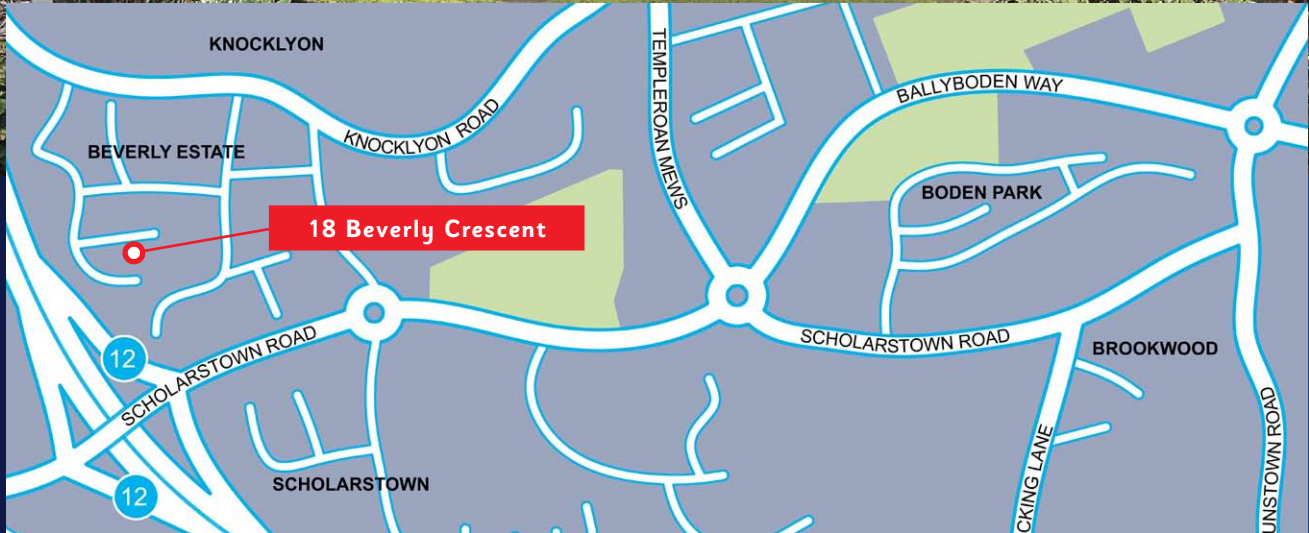
Bedroom 4 (back)

c.2.64m x 2.45m

Single bedroom.

Hotpress

Insulated tank & immersion switch two shelves for linen.



Features:

- Red brick exterior to front of house
- Located on a small cul-de-sac
- Close to M50 interchange at Scholarstown / Firhouse
- Beside Supervalu on the Knocklyon Road
- Built in 1998, all windows & doors replaced in 2014
- Close to Primacare / Woodstown Medical Centre
- Close to Rathfarnham & Edmondstown Golf Clubs
- Close to Ballyboden St. Enda's GAA Club
- Driveway for 2 cars
- Mature rear garden with good privacy
- Gated side entrance
- Garden shed included
- All windows & doors uPVC double glazed
- Large attic with folding stairs
- All kitchen appliances included in the sale
- All timber floors, blinds, curtains, light fittings included in the sale

BER:

B.E.R.: D1 256.35kWh/m2/yr
B.E.R. Number: 109637579

Heating:

Oil central heating.

Price:

On Application.

Viewing:

By appointment only with sole agents Finnegan Menton
Contact Glenn Burrell on 01 614 7900 or gburrell@finneganmenton.ie



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