



80 Trimleston Gardens, Booterstown, Co. Dublin, A94Y282

Beirne  
& Wise





\*\*\*\* ON VIEW This Saturday 11th October - 12 noon to 12.30pm\*\*\*\*

Discreetly tucked away on a quiet, tree-lined road, Trimleston Gardens, this exceptionally well-maintained semi-detached house presents an ideal opportunity for families seeking a comfortable and stylish home in a much sought after location. Recently refurbished throughout, this property is designed to cater to modern living while retaining a warm and inviting atmosphere.

Upon entering, the upgraded interior seamlessly blends contemporary style with homely comfort. The thoughtful design ensures that the house is not only aesthetically pleasing but also offers a comfortable C2 BER rating. The accommodation extends to 122sq.m. (including garage) and comprises entrance hall with guest W.C., well proportioned reception room, large open plan kitchen/dining room, utility room, 3 bedrooms (main with ensuite) and a family bathroom. Furthermore, there is significant scope to extend the property or convert the garage or attic, allowing for future expansion to suit your needs.

The mature garden is a delightful feature of this property, providing a wonderful outdoor space perfect for relaxation or children's play.

The area is ideal for families of all ages. Numerous schools are nearby including Blackrock College, Willow Park, St. Andrews College, Sion Hill, St. Mary's boy's national school, Oatlands College, Mount Anville and The Teresian School. Also close by is UCD across the Stillorgan Road and the UCD Michael Smurfit Graduate Business School.

The property is located within a short stroll to the shops on Woodbine Park and there is also a wide selection of shopping amenities in the immediate area including Merrion, Blackrock and Stillorgan Shopping Centres. Sandymount Strand and Blackrock Park which benefits from a large playground are a short walk away.

Situated in a quiet key-hole cul-de-sac, this home provides a peaceful environment while still being conveniently located near local amenities, schools and transport links. The QBC on the N11 and the DART station on the Rock Road provide easy access to the city centre, not forgetting the attractive coastal setting with Booterstown Nature Reserve and Sandymount Strand both within easy walking distance.

## Features

- Upgraded 3 Bedroom Semi Detached House
- Recently Re-wired
- Double Glazed Windows
- Insulation on Extenal Walls
- Scope to Convert Garage
- Mature Westerly Rear Garden.
- Gas Fired Central Heating - 2 zoned system
- New External and Internal Doors
- Alarm
- Excellent Location Close to Schools and Shops







## Accommodation

### ENTRANCE HALL

A stylish and modern front door opens to the Inviting entrance hall with wide plank floorboards, picture rails and convenient understairs storage.

### GUEST WC

With W.C. and a wash hand basin. Tiled floor.

### LIVING ROOM

3.61m x 4.33m

The focal point of this reception room is an open, polished stone fireplace . Wide plank floorboards and picture rails.

### KITCHEN/DINING ROOM

6.77m x 4.62m (max)

Large L - shaped open plan room with patio doors opening to the delightful rear garden. The kitchen area has a tiled floor and is fitted with quality solid oak wall and floor cupboards with black granite work-tops. Integrated appliances include an oven with electric hob, fridge/ freezer and dishwasher. There is also a clever pull- out pantry unit, recessed ceiling lighting and filter drinking water tap. The focal point of the dining room is a cast iron solid fuel stove which brings additional warmth during the winter months.

### UTILITY

1.35m x 5.13m

With excellent built in storage, additional sink and plumbing for a washing machine. Hot press cupboard. Tiled floor and access to both the rear garden and through to the garage.

### LANDING

Bright landing with a pull down ladder to access the large attic space. which is insulated and is floored for storage. Linen cupboard.

### BEDROOM 1

2.90m x 5.38m

Very generous double room with built in wardrobes. Wooden flooring.

### ENSUITE

Fully tiled with a step in shower cubicle with glass door and shower. W.C. and wash hand basin.

### BEDROOM 2

3.30m x 3.34m

Double room to the front.

### BEDROOM 3

2.04m x 2.25m

Single bedroom to the front with built in storage.

### BATHROOM

Stylish bathroom, fully tiled and complete with W.C., wash hand basin and bath with a glass shower screen and an electric shower.



## OUTSIDE

To the rear there is a beautifully landscaped, westerly-facing garden. A particular feature is a mature apple tree which produces an abundance of fruit during late summer in addition to a colourful display of delicate blossoms during early Spring. The rear garden is fully walled and is laid mainly with a sandstone patio and colourful perimeter planting. To the front a curved, cobblelock driveway provides off street parking for two cars. There is also planted bedding to the front of the house.

## GARAGE

2.46m x 3.60m

Large garage, ideal for conversion to a TV room or play room.

## BER

BER No. 101815215

Output. 199.73 kWh/m<sup>2</sup>/yr

**BER** C2













