



42 Pearse Park, Sallynoggin, Co Dublin A96K582

Beirne
& Wise



No 42 is a very appealing family home nicely positioned on this mature road with pleasant views over a green. The spacious accommodation extends to a generous 89sq.m. and comprises entrance hall, bedroom 3/family room, living room, a bright and modern kitchen/dining room extension, 2 double bedrooms and a family bathroom. There is also a convenient utility shed. The rear garden is 18m in length and will appeal to young families.

Pearse Park is an attractive road of solid family homes located just off the Sallynoggin Road. This location is well serviced by local shops including Lidl and Aldi and there are many amenities in the immediate vicinity including St Josephs (Joey's) AFC playing fields, playgrounds and sports clubs. There is an excellent choice of schools close-by including St. Kevin's National School, Holy Child Community School, Sallynoggin Educate Together National School, Rathdown School and CBC Monkstown. This area is well serviced by local bus routes, the DART at Glenageary and is also convenient to Dun Laoghaire town centre and harbour, Dalkey village and Killiney Beach.

Features

- Gas Heating System
- Double Glazed Windows & Doors
- Large 18m Rear Garden
- Large Kitchen Extension
- Mature Residential Area
- Alarm
- Shared Side Pedestrian Access
- Off Street Parking
- Overlooking a Green
- Close to Shops, Schools and Amenities

Accommodation

HALL

With wooden floors.

FAMILY ROOM/ BEDROOM 3

3.36m x 2.41m

This versatile room could be used as a third bedroom or as a second reception room/ home office. Built in shelving and wooden floors.

LIVING ROOM

5.43m x 3.86m (max)

This room has an attractive brick fireplace and large under stairs storage cupboard. Wooden floors and an internal window looks through to the large kitchen extension.





KITCHEN / DINING ROOM

4.74m x 3.99m

The bright light filled kitchen extension has a pitched roof and two Velux ceiling windows provide good natural light. Fitted wall and floor cupboards and integrated appliances include a fridge/ freezer, oven and hob with overhead extractor fan and a dishwasher. Recessed ceiling lighting and tiled floor.

FIRST FLOOR

BEDROOM 1

5.12m x 2.66m

Large double room spanning the full width of the house and with two windows which overlook the front green. Generous built in storage and polished wooden floors.

BEDROOM 2

3.97m x 2.72m

Double room with built in cupboard and polished wooden floors. The hot press is located in this room.

BATHROOM

1.84m x 2.01m

The bathroom is complete with a W.C., wash hand basin and a bath with an electric shower and a glass screen. Attractive tiling, mirrored vanity units and a wall mounted heated towel rail.

OUTSIDE

The rear garden extends to approx. 18m in length and is laid mainly in lawn with mature shrubs and has a large decked patio. The garden enjoys good privacy and there is also a timber storage shed. The shared side pedestrian access is gated. To the front there is a paved driveway for off street parking.

UTILITY ROOM

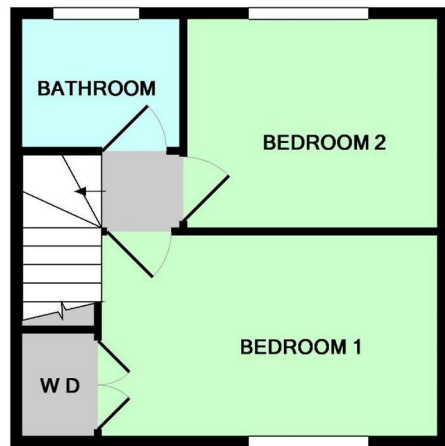
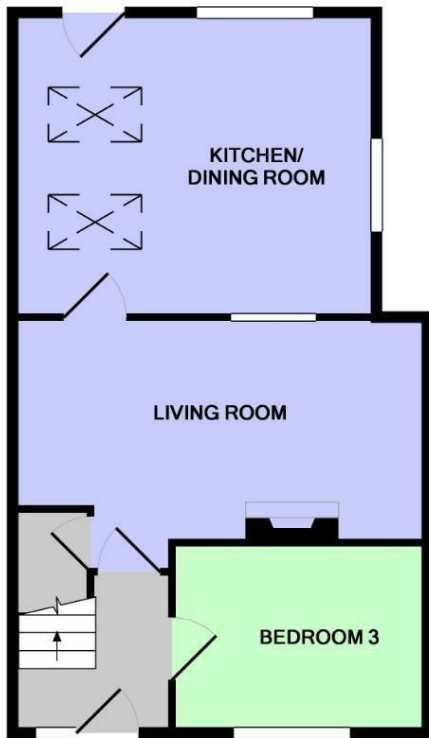
The block built utility room/ shed is separate from the main house and is plumbed for a washing machine.

B E R

BER No. 107476129

Output. 338.63kWh/m²/yr





**Beirne
& Wise**

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