



21 St. Brigid's Road, Clondalkin, Dublin 22. D22K7V7

Beirne
& Wise



No. 21 is a substantial, three-bedroom semi-detached home with garage well situated in this most sought-after residential enclave close to Clondalkin Village. Though in need of modernisation, this property has great potential and features lovely front and rear gardens with generous off-street parking. There is great potential to extend to the rear or indeed convert the garage (STPP). The accommodation is bright and well-proportioned and extends to 116 sq. m. approx. excluding the garage and rear storage. It comprises of an entrance porch, hall, living room, dining room and a kitchen/breakfast room downstairs. Upstairs there are three good sized bedrooms, and a family bathroom.

The location is one of great convenience, adjacent to a selection of local amenities which include well established primary and secondary school as well as excellent shopping in the village as well as Liffey Valley, City West and The Square in Tallaght. There is also an enviable variety of leisure/sporting facilities nearby including Clondalkin Community Centre / GAA not forgetting a selection of parks with a special mention of the amazing 300-acre Corkagh Park. This property benefits from immediate access to the N7 and M50 Motorway while the Red Cow Luas Terminus is just minutes away not forgetting a selection of bus routes to the city and beyond.

Features

- Excellent location in quiet enclave adjacent to amenities.
- Potential to extend (STPP)
- Walled front and rear gardens with gated side access.
- Spacious accommodation of 116 sq. m approx. excluding garage and rear storage 18 sq.m.
- Generous off-street parking.
- Electric Heating

Accommodation

PORCH

Glazed door opens to the porch with tiled floor, and door to the hall

ENTRANCE HALL

Spacious and inviting hall with staircase leading to first floor, and two useful storage / cloaks closet.

LIVING ROOM

4.19m x 4.00m

This is a bright and spacious room with a large window to the front garden, coved ceiling, open tiled fireplace and hearth, with double sliding doors interconnecting to...

DINING ROOM

4.03m x 3.46m

This is a second reception room with coved ceiling, open tiled fireplace and hearth, and a door opening out to the rear garden.





KITCHEN/BREAKFAST ROOM

3.36m x 3.28m

With a fireplace, built in wall and floor units, sink unit, and it is plumbed for a washing machine. A door opens out to the side storage space and garage.

GARAGE

7.83m x 2.32m

Generous in size with an up and over door to the front, it houses a w.c., and there is a door to the rear garden. Ideal for conversion should one desire, (STPP).

FIRST FLOOR

LANDING

The staircase leads to the landing with a tall window, there is access the attic, and the hot press.

BEDROOM ONE

4.40m x 4.19m

This is a generous double bedroom to the front aspect.

BEDROOM TWO

4.43m x 3.00m

This is a spacious double bedroom overlooking the rear garden.

BEDROOM THREE

3.43m x 3.21m

A generous single bedroom to the front with large wardrobe/ press.

BATHROOM

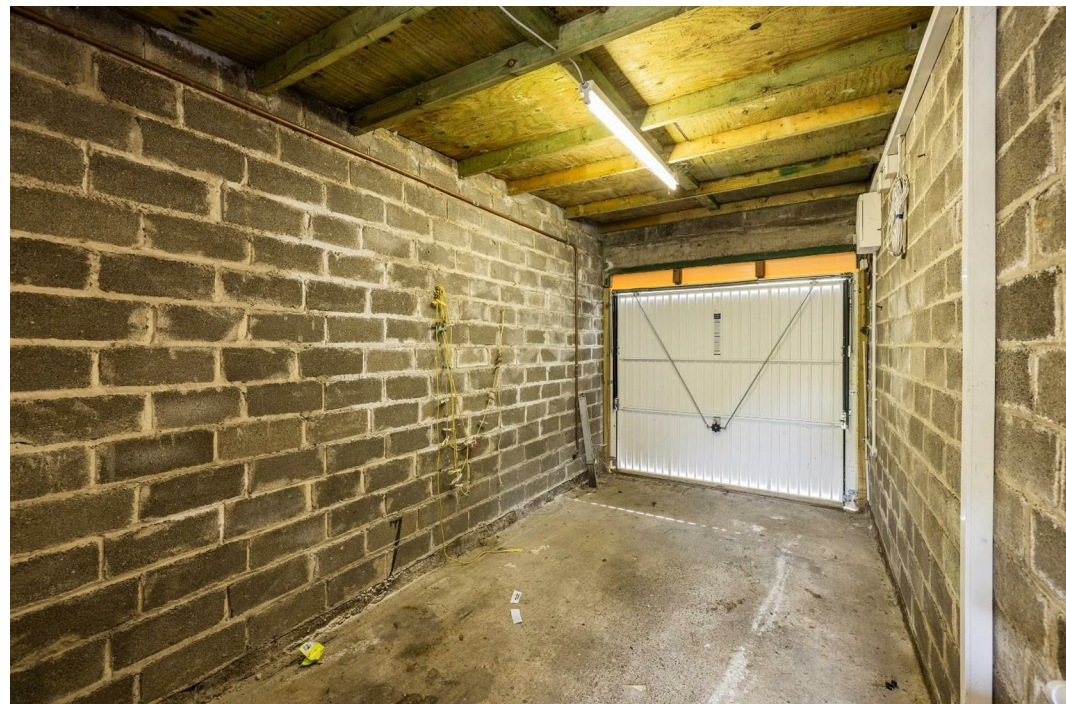
With suite comprising; bath, w.c. and w.h.b.

GARDEN

The walled and gated front garden is mostly in lawn with perimeter planting, off street parking and access to the garage with a side entrance leading to lovely rear garden. The walled rear garden extends to L12m approx., it is laid out in lawn.

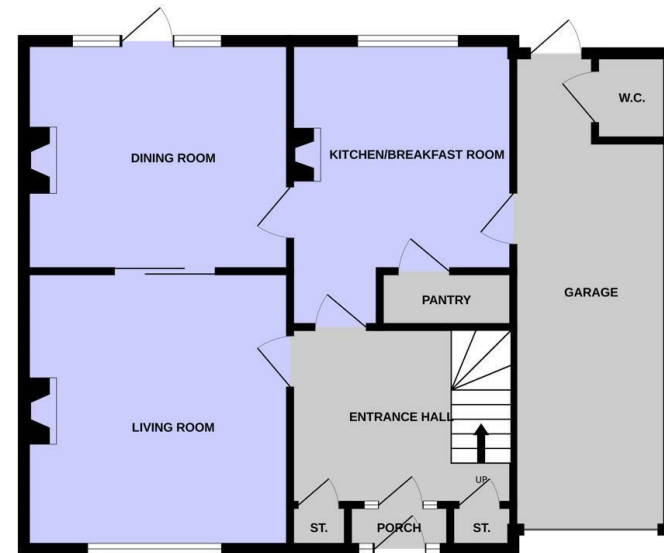
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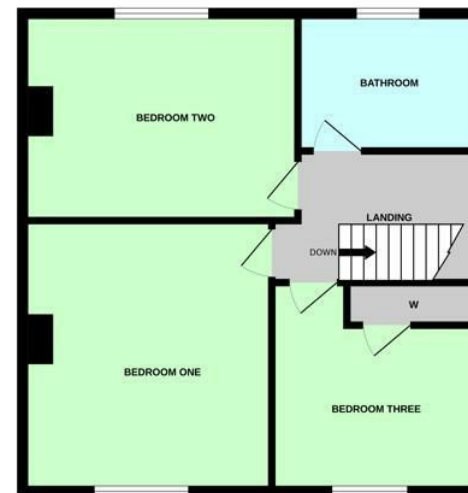




GROUND FLOOR



1ST FLOOR



**Beirne
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