

Hamptons

INTERNATIONAL



231 Swords Road, Santry, Dublin 9, D09F8W9

3  2  2 

GUIDE PRICE

£500,000

(€575,000)

Property details



Attributes




-  **Garage**
-  **Private parking**
-  **Garden**

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Description

3 bedroom house for sale DNG Phibsboro are delighted to present 231 Swords Road to the market, a charming three bed, two bath semi-detached family home with a garage, off-street parking and a substantial south west facing rear garden. Ideally positioned on this highly regarded residential road, the property combines bright and spacious accommodation with excellent potential for future extension and enhancement, subject to the necessary planning permission. The accommodation briefly comprises an enclosed entrance porch leading to a welcoming entrance hallway. To the front is a bright living room featuring an attractive bay window, while to the rear a separate dining room enjoys views of the garden and benefits from glass door access to the patio and garden. The kitchen/breakfast room is also positioned to the rear and overlooks the garden, with a utility room, guest WC and attached garage completing the ground floor accommodation. Upstairs there are three well proportioned bedrooms and a family bathroom. A particular feature of this home is the exceptionally large rear garden, which enjoys excellent privacy and sunshine throughout the afternoon and evening. The generous site offers superb outdoor space for families, gardening enthusiasts and entertaining, while also providing significant scope for future extension. To the front, a private driveway provides off-street parking and is complemented by a small front garden, while the attractive partial red brick façade and bay windows add to the property's kerb appeal. The location is second to none. Swords Road is one of North Dublin's most established and convenient residential addresses, with a wealth of local amenities on its doorstep. Excellent primary and secondary schools, shops, cafés, restaurants, sporting facilities and parks are all within easy reach. Dublin City University, Dublin Airport, Beaumont Hospital and the Mater Hospital are nearby, while Dublin City Centre is easily accessible via an excellent public transport network. The M1, M50 and Port Tunnel are also within close proximity, providing excellent connectivity to all parts of Dublin and beyond. Contact DNG agents for viewing details. Local agents: Leah Barry, Michelle Keeley MIPAV MMCEP, Brian McGee MIPAV, Isabel O'Neill MIPAV, Vincent Mullen MIPAV & Ciaran Jones MIPAV. Porch 1.33m x 1.62m Welcoming enclosed entrance porch providing sheltered access to the home. Entrance Hallway 3.5m x 1.62m Bright and welcoming entrance hallway with wooden flooring throughout and a convenient cloakroom/storage area. Living Room 4.35m x 3.97m Spacious front facing reception room featuring an attractive bay window that fills the room with natural light. Complete with wooden flooring, a feature fireplace and double doors opening through to the dining room, creating a flow between the living spaces. Dining Room 3.33m x 3.61m Well proportioned dining room seamlessly connected to the living room, ideal for both everyday family living and entertaining. A window door providing direct access to the rear patio and garden. Kitchen / Breakfast Room 2.34m x 3.01m Located to the rear of the property, fitted with an extensive range of cabinets, tiled flooring and ample storage, overlooking the rear garden. Utility Room/WC 1.38m x 2.09m Combined utility and guest WC space located just off the kitchen, fitted with WC and wash hand basin alongside laundry facilities and additional storage space. Garage 5.1m x 3.34m Attached garage providing excellent storage space with significant potential for conversion into additional living accommodation, subject to the necessary planning permission. Bedroom 1 4.21m x 4m Generous double bedroom positioned to the rear of the property, overlooking the garden. Complete with fitted wardrobes and carpet flooring. Bedroom 2 3.58m x 3.97m Large front facing double bedroom featuring an attractive bay window, fitted wardrobes and carpet flooring. A bright and comfortable room with ample space for additional bedroom furniture. Bedroom 3 2.91m x 2.65m Well proportioned single bedroom located to the front of the property, finished with carpet flooring and suitable for use as a bedroom, nursery or home office. Bathroom 2.7m x 2.65m Fully tiled family bathroom fitted with a WC, wash hand basin, bath and separate shower unit, providing a practical and versatile layout for family living. Garden Exceptionally large south-west facing rear garden offering excellent privacy and sun throughout the day. Provides superb outdoor space with significant potential to extend the property (subject to planning permission), ideal for family use, entertaining and future development.





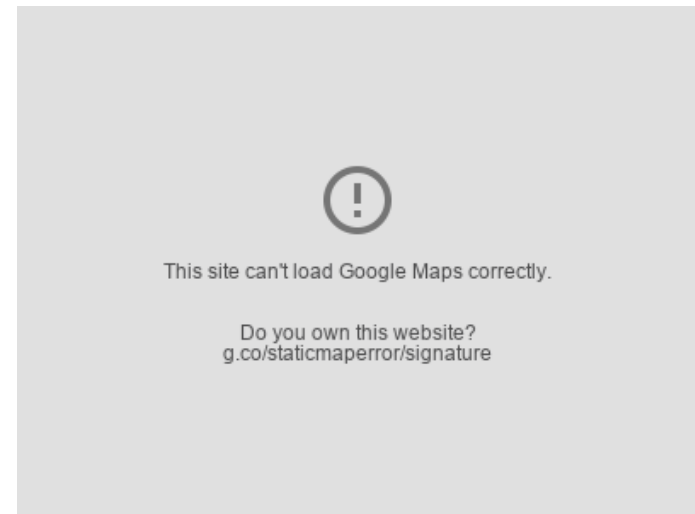








Location



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+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com