



## Commercial Street, Griffithstown offers over £175,000

- Off road parking to the rear
- Enclosed rear garden with outbuilding currently used as a bar
- Well presented throughout with two reception rooms
- Council Tax Band - B
- Popular location close to local amenities
- Modern gally kitchen
- EPC Rating: D

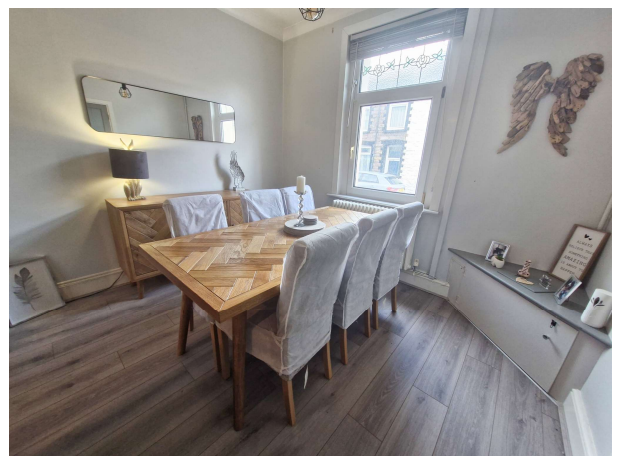


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## About the property

Located in the ever popular area of Griffithstown within walking distance to local shops and amenities this property has an outbuilding currently used as a bar, a modern kitchen and two reception rooms. This home further benefits from off road parking to the rear!





## Accommodation

### Entrance Hallway

### Lounge

11' 9" x 10' 7" ( 3.58m x 3.23m )

### Dining Room

9' 3" x 10' 6" ( 2.82m x 3.20m )

### Kitchen

10' 2" x 7' 4" ( 3.10m x 2.24m )

### Downstairs Bathroom

5' 7" x 6' 9" ( 1.70m x 2.06m )

### Landing

### Bedroom One

9' 2" x 8' 8" ( 2.79m x 2.64m )

### Bedroom Two

9' 5" x 8' 1" ( 2.87m x 2.46m )

### Bedroom Three

9' 5" x 6' 1" ( 2.87m x 1.85m )

### W.C

### Outside

Enclosed rear garden. Patio seating area. Bar. Hardstand providing off road parking for two vehicles.

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## Floorplan

### Important Information

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