

**FOR SALE**

By Private Treaty



**3 Strangford Drive, Newcastle, Co. Dublin, D22 TN36**

**GUIDE PRICE: €450,000**



3



2



116 Sqm

**BER D1**

**JORDAN** 

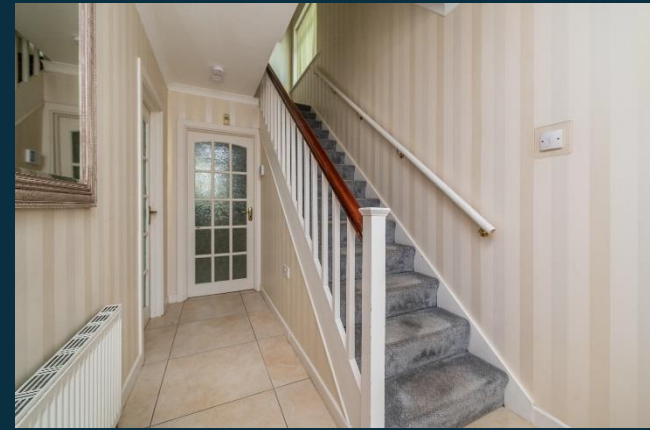
## EXTENDED 3 BEDROOM RESIDENCE IN EXCELLENT CONDITION

No. 3 Strangford Drive is a spacious, extended residence presented in excellent condition. It extends to c. 116 sq. m. and benefits from PVC double glazed windows and oil fired central heating. It is in a sought after location in the heart of Newcastle. Ideally positioned on the western edge of Dublin, residents enjoy the best of both worlds – a peaceful village setting with excellent connectivity to the city and surrounding business hubs.

Newcastle Village offers a growing selection of shops, cafés, schools, childcare facilities and sporting amenities, while larger retail and leisure centres in Lucan, Citywest and Liffey Valley are just a short drive away.

The area is exceptionally well served by transport links, with the N7, M50 and N4 all easily accessible, making commuting to Dublin City Centre, Dublin Airport and major employment centres straightforward. Public transport options continue to improve, while nearby rail services at Hazelhatch provide a convenient alternative for city-bound commuters, with links to both Heuston Station and Grand Canal Dock.

Outdoor and sporting enthusiasts are spoiled for choice with a range of nearby amenities including GAA, local parks, walking routes, golf courses and the scenic countryside of South Dublin and Kildare. This is an ideal family home offering excellent space, a large back garden and a superb location.



## Accommodation

### Porch

With French doors and tiled floor.

### Entrance Hall (6.23ft x 11.81ft) 1.90m x 3.60m

With tiled floor and coving.

### Sitting Room (13.78ft x 12.47ft) 4.20m x 3.80m

Gas fire, coving.

### Kitchen/Dining (19.03ft x 11.32ft) 5.80m x 3.45m

With stainless steel sink, plumbed, granite worktops and splash back, leisure cooker, integrated Indesit fridge, Whirlpool dishwasher, extractor, tiled floor, recessed lights, island unit with granite worktop, built-in display cabinets, fireplace, under-stair storage closet, sliding door leading to;

### Sunroom (16.73ft x 11.15ft) 5.10m x 3.40m

With French doors, laminate flooring and recessed lights.

### Shower Room

Pump shower, fully tiled, w.c., w.h.b.

### Upper Landing

### Bedroom 1 (11.48ft x 10.17ft) 3.50m x 3.10m

With built-in wardrobes, coving.

### Bedroom 2 (13.78ft x 9.19ft) 4.20m x 2.80m

With built-in wardrobes, coving.

### Bedroom 3 (9.35ft x 7.71ft) 2.85m x 2.35m

With built-in wardrobes.

### Bathroom

Fully tiled, heated towel rail, w.c., vanity w.h.b., corner electric shower.



## Features

- Long established development in the heart of Newcastle.
- Within walking distance to local amenities.
- Easy access to N7 (circa 2.5km), N4 and M50.
- Close to Citywest, Lucan and Liffey Valley.
- Easy drive to Hazelhatch rail station.
- No onward chain.
- Large west-facing rear garden (not overlooked).
- Folding attic stairs, part floored with light.
- Alarm,

## Outside

Large front drive.

Enclosed rear garden with hedging.

Gated side access.

Paved patio.

Outside tap & socket

Boiler house.

Double glazed windows.

Large garage/shed to side of house with electricity and plumbed – ideal for conversion to home office or other uses c. 20ft x 8ft.

## Services

**Oil fired central heating, mains sewerage, mains drainage, refuse collection.**

## Negotiator | Mark Neylon

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