



LIFFORD,
Dublin Road, Sutton, Dublin 13

For Sale by Private Treaty



PROPERTY CONSULTANTS

“Lifford” on Dublin Road, is a fabulous 3/4 bed dormer bungalow with the most amazing unobstructed sea views overlooking Dublin Bay. This wonderful property comes to the Sales Market with an abundance of charm and character.

The well-manicured gardens and generous plot size of circa 1/3 of an acre, gives the new owner the option to extend (subject to planning permission).

Well cared for by its current owner, it offers a new family the opportunity to put their stamp on it and make it their forever home.



FEATURES

- Fantastic Views
- Stunning Gardens
- Plot size c. 1/3 acre
- GFCH
- New Combination Boiler
- Double Glazed Windows
- Alarm

ACCOMMODATION

Sun Room/Sitting Room

4.534m x 4.96m

Fireplace, wood effect flooring, picture rail,

Hallway

L-shaped hallway, wood effect flooring, carpet on stairs,

Sitting/Dining Room

3.654m x 8.415m

Bay window, wood effect flooring, "Adams" style antique fireplace

Kitchen/Breakfast Room

6.025m x 3.036m

Tiled floor, fitted cabinets, tiled backsplash, larder/cupboard, dining area

Storage Room

5.325m x 2.385m

Plumbed for washing machine, Combination Boiler

Family Bathroom

2.612m x 3.723m

Tiled floor to ceiling, WC, WHB, sunken bath, wood effect flooring, Storage cupboard

Bedroom 1 Master

3.524m x 4.376m

Double, fitted wardrobes, bay window, wood effect flooring,

Ensuite

2.422m x 2.028m

Wood effect flooring, WC, WHB, Shower over bath, bidet

Bedroom 2

2.484m x 4.46m

Double, wood effect flooring, fitted wardrobes

Ensuite

WC, WHB, shower, tiled walls

Bedroom 3

3.753m x 3.582m

Double, wood effect flooring, fitted wardrobes.

Bedroom 4/Sitting room

7.287m x 5.284m

Wood effect flooring, double doors to balcony, Velux Windows

DIRECTIONS

From Sutton Cross, take the Dublin Road in the direction of Kilbarrack for approx. 1.9km. The property will be on your right hand side.





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