

# For Sale

Asking Price: €425,000

Sherry  
FitzGerald



189A Sundrive  
Road, Crumlin,  
Dublin 12, D12  
X956

BER B1

[sherryfitz.ie](http://sherryfitz.ie)



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire a newly built one-bedroom detached home with second floor study on Sundrive Road. The property has been finished to an extremely high standard, with well-proportioned useable accommodation throughout the home. Which is further enhanced by a landscaped rear garden.

Opening from the front door to a bright an spacious living room with feature bay window to front aspect, stairs to the first floor landing and leading through to the open plan kitchen dining room.

The real hub of the home is the open plan kitchen/dining room. The attention to detail is second to none and has been finished to an extremely high standard. The kitchen/dining area itself has an abundance of natural light which is provided via the architecturally designed rear glass wall with double doors opening to the garden and a vaulted ceiling finished with Velux skylights.

The kitchen is fitted with an array of bespoke base/wall units, with a sizable Formica worktop, built in electric oven, built in fridge/freezer, dishwasher, inset stainless steel sink with mixer tap, fitted island with inset gas burner, power sockets and finished with large porcelain tiles.

Moving to the first floor you'll find a spacious double bedroom, sizeable study and a well-appointed fully fitted bathroom.

The bedroom itself is a generously sized double bedroom with feature bay window, built in wardrobes and carpeted floor coverings. The study is a good sized room with window to rear aspect and carpeted floor coverings. The bathroom is complete with a WC, walk in shower with glass shower screen, wash hand basin, and tiled floor to ceiling. This completes the living accommodation throughout the home.



## Accommodation

**Living Room** 6.73m x 4.38m (22'1" x 14'4"): Opening from the front door to a bright and spacious living room with feature bay window to front aspect, stairs to the first floor landing and leading through to the open plan kitchen dining room.

**Open Plan Kitchen/Dining Room** 6.39m x 3.10m (21' x 10'2"): Velux skylights inset into the vaulted ceiling, double doors and large windows overlooking the enclosed rear garden. The kitchen is fitted with an array of matching base/wall units, with ample worktop space, tiled splash back, built in oven, gas hob with extractor above, dishwasher, inset stainless steel sink, central Island/Breakfast bar and finished with large porcelain floor tiles

**Utility Room** 1.18m x 2.03m (3'10" x 6'8"): Floor to ceiling wall units providing ample storage, plumbing for washing machine, gas fired boiler and leading to the downstairs WC.

**WC** 1.03m x 2.03m (3'5" x 6'8"): Fitted with wall mounted wash hand basin with mixer tap, WC and finished with porcelain floor tiles.

**Landing** 3.21m x 2.90m (10'6" x 9'6"): Leading to both the main bedroom, study and family bathroom.

**Bedroom** 3.70m x 3.00m (12'2" x 9'10"): Generously sized double bedroom with a front-facing window, newly fitted built-in wardrobes, providing ample storage and carpeted floor coverings

**Study** 2.34m x 3.12m (7'8" x 10'3"): Generously sized second room with a rear-facing window, built-in wardrobes, providing ample storage and carpeted floor coverings

**Bathroom** 2.24m x 2.16m (7'4" x 7'1"): Opaque front-facing window, a corner shower unit, with power shower, glass shower screen, a WC, pedestal wash basin with mixer tap and floor-to-ceiling tiling.





**Outside:** The property benefits from ample off-street parking provided by the large driveway to the front of the home. The rear garden itself is extremely private with a good-sized patio area leading from the rear of the home, which is ideal entertaining. There is also a sizeable, raised area which is mainly laid to lawn.

**BER** BER B1, BER No. 108563438

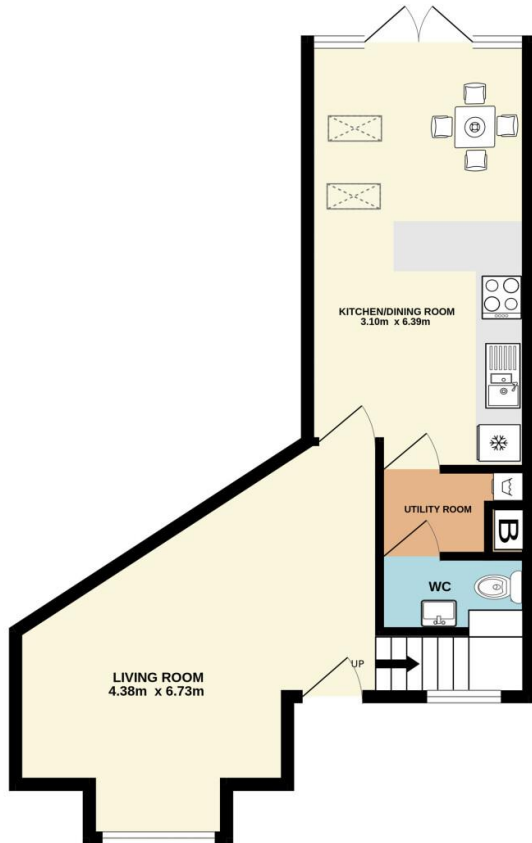


**Location:**

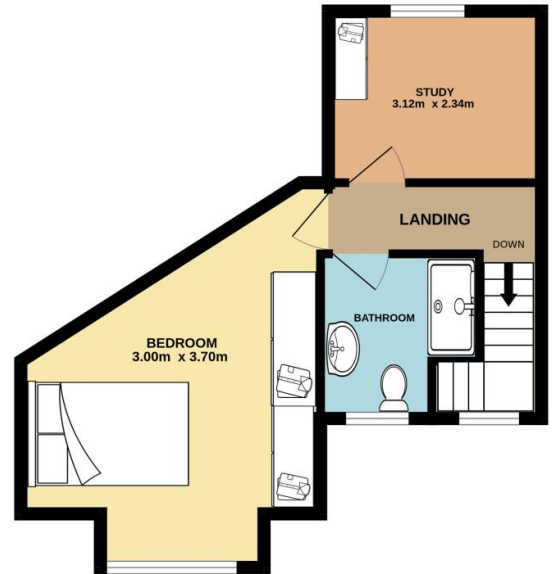
The location is second to none in terms of convenience with a host of nearby amenities in Sundrive, Kimmage, Terenure and Harold's Cross including shops, restaurants, established schools and the new National Children's Hospital on your doorstep. The area is serviced by an excellent road network and has host of bus routes providing easy access to the city centre, M50 and beyond. Properties presented in this manner are a rarity and early viewing is recommended.



GROUND FLOOR  
41.2 sq.m. approx.



1ST FLOOR  
31.8 sq.m. approx.



TOTAL FLOOR AREA : 73.0 sq.m. approx.  
Not to scale, identification only  
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**NEGOTIATOR**  
Eoin Boylan  
Sherry FitzGerald  
3 Sundrive Road, Kimmage,  
Dublin 12, D12 V9HV  
T: 01 4922 444  
E: sundrive@sherryfitz.ie

**MORTGAGE ADVICE**

**SOLICITOR**

[sherryfitz.ie](http://sherryfitz.ie)

**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.  
PSRA Registration No. 002183