

For Sale

Asking Price: €475,000

Sherry
FitzGerald



48 Herberton Road,
Crumlin,
Dublin 12,
D12 RK75

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire an extended three-bedroom semi-detached family home on Herberton Road. The property has been maintained to an extremely high standard, with well-proportioned accommodation throughout the home. Which is further enhanced by ample off-street parking and a private rear garden.

Upon entering this charming property, you're greeted by a light-filled and spacious entrance hall with stairs to the first-floor landing, understairs storage and opening to the living room, dining room and the kitchen.

The kitchen/living area itself has an abundance of natural light which is provided via the dual aspect window to the rear and side aspects and is fitted with matching base/wall units, ample worktop space with tiled splashback, plumbing for dishwasher & washing machine, inset stainless steel sink, space for freestanding electric oven/hob with extractor fan above, space for freestanding fridge/freezer, feature fireplace and Lino floor coverings.

Located just off the kitchen is an inner hallway which leads to the downstairs bathroom, covered side access and rear door to the garden area.

Moving to the first floor, you'll find three spacious bedrooms and a well-appointed family bathroom.

Bedroom One is a generously sized double bedroom with a front-facing window, feature fireplace, built-in wardrobes, picture rails, wall mounted radiator and carpeted floor coverings. Bedroom Two is a sizeable double bedroom with a rear-facing window, feature fireplace, picture rails, wall mounted radiator and laminate flooring. Bedroom Three is a comfortable single bedroom with a front-facing window, wall mounted radiator and laminate flooring. The family bathroom, which offers great proportions and is complete with opaque side-facing window, wash hand basin, corner shower unit, and tiled floor to ceiling.

Viewing is highly recommended.



Accommodation

Entrance Hall 1.05m x 4.13m (3'5" x 13'7"): Opening from the front door is a bright and spacious entrance hall with stairs to first floor landing and leading to the dining room, living room, and the kitchen/dining room=.

Sitting/Dining Room 3.93m x 3.94m (12'11" x 12'11"): Generous sized front reception room with window to front aspect, feature fireplace, wall mounted radiator and hardwood flooring.

Living Room 3.88m x 3.10m (12'9" x 10'2"): Window to rear, feature fireplace, wall mounted radiator, picture rails and hardwood flooring.

Kitchen 2.90m x 4.68m (9'6" x 15'4"): Windows to rear & side aspect, fitted with matching base/wall units, ample worktop space with tiled splashback, plumbing for dishwasher & washing machine, inset stainless steel sink, space for freestanding electric oven/hob with extractor fan above, space for freestanding fridge/freezer, feature fireplace and Lino flooring.

Downstairs Bathroom 1.90m x 2.70m (6'3" x 8'10"): Opaque window to side, fitted with a WC, wash hand basin, corner shower unit with electric shower and tiled flooring.

Landing 2.54m x 1.26m (8'4" x 4'2"): Spacious landing with window to side, leading to three sizeable bedrooms and the bathroom.

Bedroom 1 4.00m x 2.84m (13'1" x 9'4"): Generous double bedroom with window to front aspect, feature fireplace, built-in wardrobes, picture rails, wall mounted radiator and carpeted floor coverings.

Bedroom 2 3.85m x 3.00m (12'8" x 9'10"): Generous double bedroom with window to front aspect, feature fireplace, picture rails, wall mounted radiator and laminate flooring.

Bedroom 3 2.54m x 2.71m (8'4" x 8'11"): Good-sized single bedroom with window to front aspect, wall mounted radiator and laminate flooring.

Bathroom 2.02m x 1.70m (6'8" x 5'7"): Opaque window to side and fitted with wash hand basin, corner shower unit, and tiled floor to ceiling.

WC 1.25m x 0.70m (4'1" x 2'4"): Opaque window to rear, WC and tiled flooring.





Garden

The driveway provides ample off-street parking which has been kept to a very high standard, finished with granite paving slabs, all enclosed by a brick-built wall and boarded by beautifully mature hedge.

There is a covered side access which leads through an inner hallway to the private rear garden. The garden itself is finished with a raised decked area which leads off the rear of the home, steps down to a sandstone patio area which is boarded by a lawned area and raised flower beds. The garden also houses two good-sized timber storage sheds.

Special Features & Services

- Two Generous Reception Rooms
- Two Bathrooms
- Three Sizeable Bedrooms
- Enclosed Rear Garden
- Off-Street Parking.

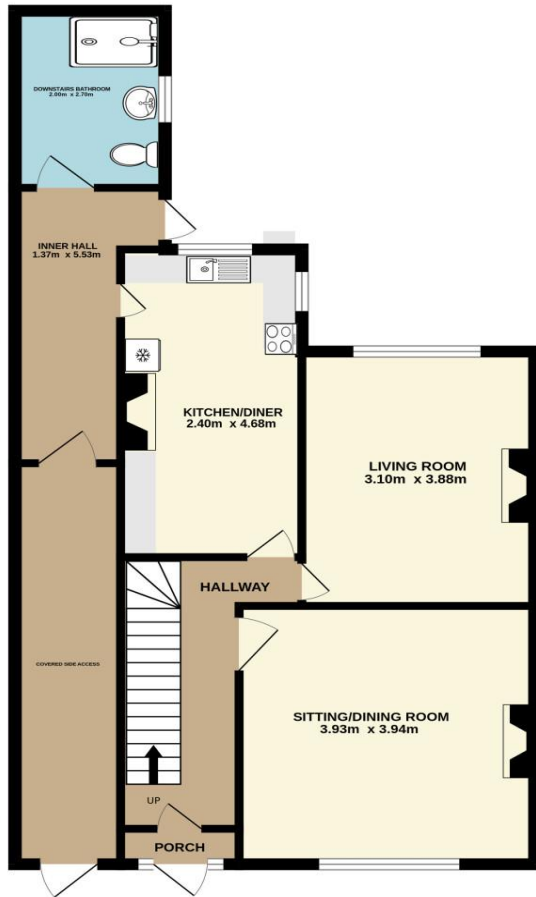


Location:

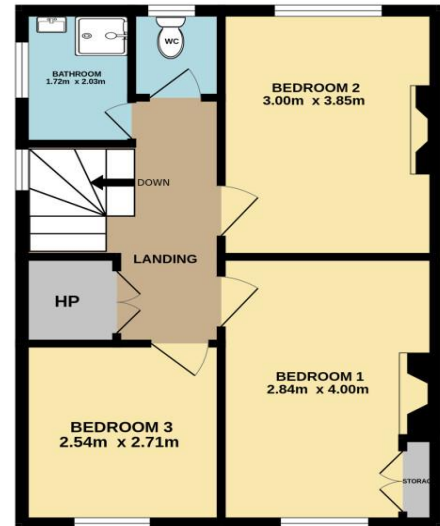
The location is second to none in terms of convenience with a host of nearby amenities in Sundrive, Kimmage, Terenure and Harold's Cross including shops, restaurants, established schools and the new National Children's Hospital on your doorstep. The area is serviced by an excellent road network and has 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
66.1 sq.m. approx.



1ST FLOOR
42.3 sq.m. approx.



TOTAL FLOOR AREA : 108.3 sq.m. approx.
Not to scale. Identification only
Made with Metroplex ©2025



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MORTGAGE ADVICE

SOLICITOR

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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.
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