



For Sale

Asking Price:
€425,000

372 Kildare Road,
Crumlin, Dublin
12, D12 X5P2

BER C3

sherryfitz.ie



Upon entering the home, you are welcomed by a cosy entrance hall with stairs leading to the first-floor landing and access to the main living room. Positioned to the front of the property, the living room features a south facing window, feature fireplace with a solid fuel open fire, understairs storage, tiled flooring, LED downlights, and flows seamlessly into the kitchen/dining area.

The kitchen has been finished to an exceptionally high standard and benefits from an abundance of natural light through a large rear-facing window overlooking the garden. It is fitted with matching base and wall units offering ample worktop space, a bevelled tiled splashback, built-in electric oven, induction hob with extractor overhead, inset ceramic sink with mixer tap, integrated fridge/freezer, LED downlights, and porcelain tiled flooring. An inner hallway leads to the WC/utility room and provides access to the rear garden.

Upstairs, there are two spacious bedrooms along with a well-appointed bathroom.

Bedroom One is a generously sized double bedroom featuring a front-facing window, wall-mounted radiator, walk-in wardrobe with mirrored sliding doors, bespoke shelving, and laminate flooring. Bedroom Two mirrors the spacious proportions of the front bedroom and benefits from a rear-facing window overlooking the garden, wall-mounted radiator, laminate flooring, and Stira folding attic stairs providing access to the floored attic space with sockets & light fittings. The room also opens to the en-suite bathroom. The en-suite bathroom is fitted with a feature vanity unit incorporating an inset sink with mixer tap, WC, shower unit with folding glass door. The shower is fitted with a Triton power shower with rainfall attachment & separate handle, white porcelain floor and wall tiles complete this recently re-fitted bathroom.

This completes the living accommodation throughout this beautifully finished home.



Accommodation

Entrance Hall 1.07m x 1.11m (3'6" x 3'8"): Opening from the front door with stairs to the first floor landing finished with tiled flooring and leading to the living room.

Living Room 4.41m x 3.30m (14'6" x 10'10"): Large front facing window, feature fireplace with solid fuel open fire, understairs storage, tiled flooring, LED downlights and opening seamlessly to the kitchen/dining area.

Kitchen 2.01m x 4.21m (6'7" x 13'10"): Fitted with matching base/wall units with ample worktop space, a bevelled tiled splashback, built-in electric oven, induction hob with extractor above, inset ceramic kitchen sink with mixer tap, LED downlights, integrated fridge/freezer, and porcelain tiled flooring. An inner hallway leads to the WC/utility room and rear door to the garden.

Hallway 0.76m x 1.82m (2'6" x 6'): Leading off the kitchen to fully fitted WC/utility room and the back door to the rear garden.

Utility Room/Downstairs WC 1.00m x 1.74m (3'3" x 5'9"): Opaque window to the rear, feature vanity unit with inset sink & mixer-tap, a WC, wall-mounted radiator, plumbing for a stacker washing machine & dryer and tiled floor-to-ceiling.

Landing 0.81m x 2.20m (2'8" x 7'3"): Opening to the two double bedrooms.

Bedroom 1 3.30m x 3.29m (10'10" x 10'10"): Generous double bedroom with window to the front aspect, wall-mounted radiator, walk-in-wardrobe with mirrored sliding door, bespoke shelving and laminate flooring.

Bedroom 2 3.09m x 2.96m (10'2" x 9'9"): Sizeable double bedroom with window to the rear aspect overlooking the garden, wall-mounted radiator, laminate flooring, Stira folding attic stairs to the floored attic space, with sockets/light fittings and opening to the en-suite bathroom.

Bathroom/ En-suite 2.05m x 1.13m (6'9" x 3'8"): Fitted with a feature vanity unit with inset sink & mixer-tap, a WC, shower unit with folding glass door, Triton power shower to rainfall attachment with separate handle heated towel rail and finished with white polished porcelain floor & wall tiles.

Outside The enclosed rear garden is generously proportioned and finished with paving slabs and a large gravel area, creating a low-maintenance outdoor space complete with an outside water tap. To the front of the property, a sizeable gated driveway provides ample off-street parking, while a pedestrian path leads to the front door.





Outside

The property is approached via a front garden with off-street parking and pedestrian access. The garden is neatly presented, providing a practical and welcoming entrance to the home.

To the rear, the garden has been designed with low maintenance in mind, being fully paved with concrete tiles throughout, creating a functional outdoor space ideal for relaxing and entertaining.

Special Features & Services

- Turnkey Condition
- Two Double Bedrooms
- Two Bathrooms
- Newly Fitted Bathroom 2026
- Rewired & Replumbed 2020
- Gas-Fired-Boiler
- Off-Street Parking
- South Facing Garden

BER BER C3, BER No. 109874693



Location

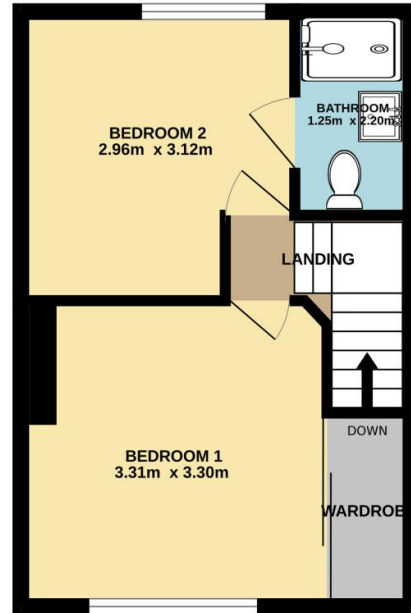
The location is second to none in terms of convenience with a host of nearby amenities in Sundrive, Kimmage, Terenure and Harold's Cross including shops, restaurants, established schools, Eamonn Ceannt Park and the National Children's Hospital on your doorstep. The area is serviced by an excellent road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



1ST FLOOR



Not to scale, identification only
Made with Metropix ©2026



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MORTGAGE ADVICE

SOLICITOR

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