

For Sale

Asking Price: €525,000

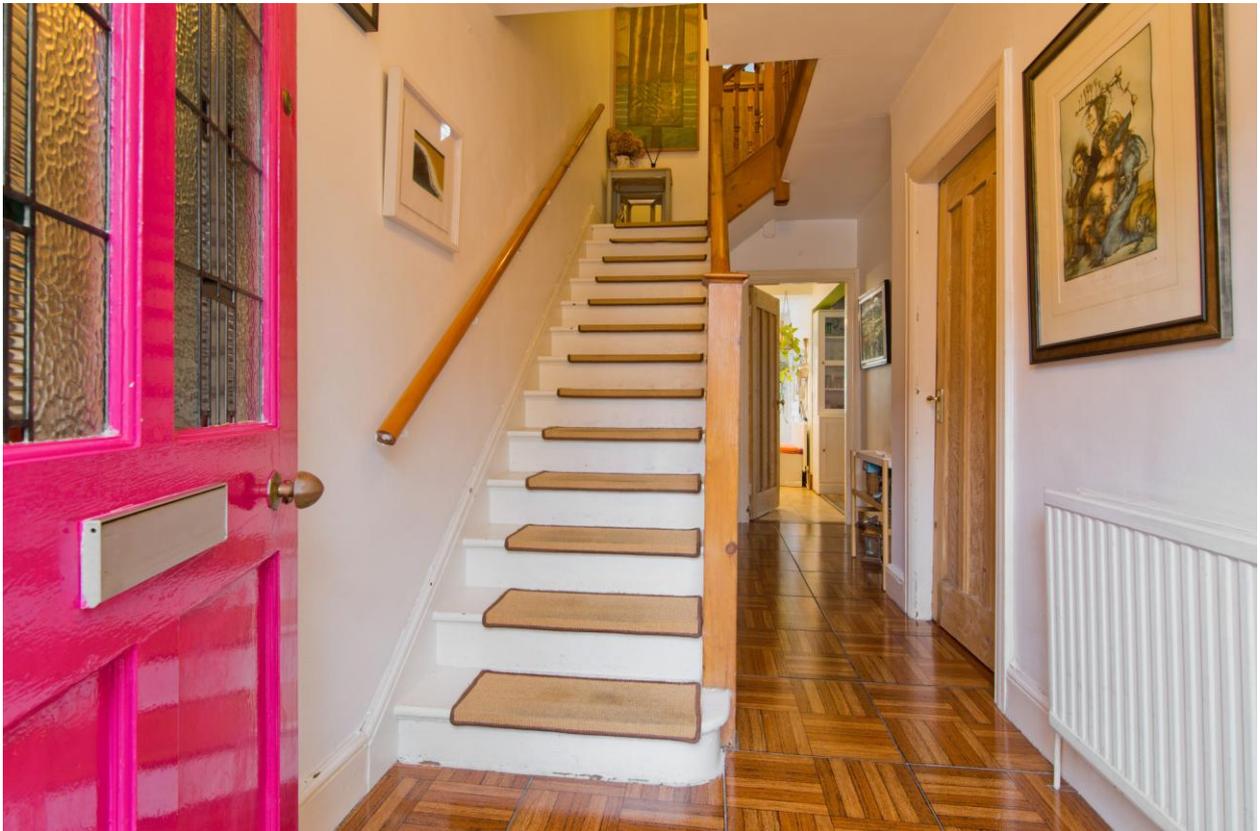
Sherry
FitzGerald



13 Ardagh Road,
Crumlin,
Dublin 12,
D12 R827

BER E1

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire a period three-bedroom mid-terrace family home on Ardagh Road with a low maintenance south facing garden. No. 13 been lovingly maintained over the years with well-proportioned accommodation throughout the home.

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 both the main living room and kitchen/dining room. The spacious living room has a front facing bay window, feature fireplace with tiled hearth, inset wood burning stove, original period coving, wall mounted radiator and hardwood flooring. The dining room is of good size with a feature fireplace, inset log burning stove, original period coving, wall mounted radiator, hardwood flooring and leading seamlessly to the kitchen area.

The kitchen is fitted with an array an matching base/wall units, ample worktop space, tiled splashback, built-in electric oven, 4 burner gas hob with extractor above, dishwasher., inset sink with mixer-tap, tiled flooring and upvc stable door to the garden.

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

Bedroom One is a generously sized double bedroom with offering a front facing bay window, built-in wardrobes, feature fireplace, wall mounted radiator and hardwood flooring. Bedroom 2 mirrors this spaciousness of bedroom one, offering a rear facing window overlooking the rear garden, Sizeable double bedroom with window to the rear aspect, built-in wardrobe, wall mounted radiator and hardwood flooring. Bedroom 3 is a comfortable single bedroom with a front-facing window, wall mounted radiator, built-in storage and original timber flooring.

The bathroom, is complete with an opaque window to rear aspect, fitted with a deep fill bath with shower above, vanity unit with inset sink, lino flooring. There is also a WC located next to the bathroom with an opaque window to the rear and tiled floor to ceiling.

This completes the living accommodation thought this beautiful home.



Accommodation

Porch 1.69m x 0.74m (5'7" x 2'5"): UPVC external door opening to the inner porch with tiled floor coverings.

Entrance Hall 1.92m x 5.09m (6'4" x 16'8"): Opening from the front door to a spacious hallway with stairs to first floor landing, understairs storage, mosaic parquet flooring, original hardwood doors and leading to the living room and kitchen/dining area.

Living Room 3.981m x 3.31m (13'1" x 10'10"): Bay window to the front aspect, feature fireplace with tiled hearth, inset wood burning stove, original period coving, wall mounted radiator and hardwood flooring.

Dining Room 3.68m x 4.32m (12'1" x 14'2"): Double doors opening to the rear garden, feature fireplace with inset log burning stove, original period coving, wall mounted radiator, hardwood flooring and opening to the kitchen area.

Kitchen 1.92m x 4.77m (6'4" x 15'8"): Fitted with matching base/wall units, ample worktop space, tiled splashback, built-in electric oven, 4 burner gas hob with extractor above, dishwasher., inset sink with mixer-tap, tiled flooring and upvc stable door to the garden.

Landing 2.37m x 3.73m (7'9" x 12'3"): Opening to three sizable double bedroom, hot press, WC and the bathroom.

Bedroom 1 4.76m x 3.35m (15'7" x 11'): Generous double bedroom with bay window to the front aspect, built-in wardrobes, feature fireplace, wall mounted radiator and hardwood flooring.

Bedroom 2 3.69m x 3.35m (12'1" x 11'): Sizeable double bedroom with window to the rear aspect, built-in wardrobe, wall mounted radiator and hardwood flooring.

Bedroom 3 3.19m x 2.32m (10'6" x 7'7"): Good-sized single bedroom with window to the front aspect, wall mounted radiator, built-in storage and original timber flooring.

WC 1.54m x 0.80m (5'1" x 2'7"): Opaque window to the rear aspect, WC and tiled floor to ceiling.

Bathroom 1.43m x 1.98m (4'8" x 6'6"): Opaque window to the rear aspect, vanity unit with inset sink, mixer-tap. deep fill bath with electric shower above and lino flooring.





Outside:

To the front of the home is an enclosed garden laid with sandstone gravel and bordered by mature shrubbery, creating an attractive and welcoming approach. A gated pedestrian entrance leads along a pathway to the front door.

The enclosed rear garden is extremely private, thoughtfully planted, and designed for very low maintenance. It has been well established over the years, offering a secluded outdoor space to enjoy.

On street resident bay parking is available.

Special Features & Services

- Original Period Features
- Two Reception Rooms
- Extended Kitchen
- Three Sizeable Bedrooms
- Gas Central Heating
- Two Log Burning Stoves
- Low Maintenance Rear Garden

BER BER E1, BER No. 100244219



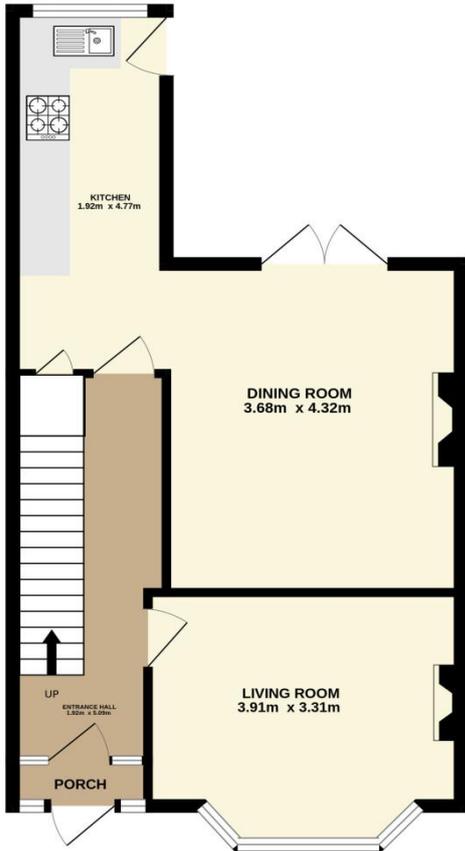
Location:

The property is ideally positioned on a quiet, mature cul-de-sac and is just minutes' walk from the superb range of amenities in Sundrive, Kimmage, Terenure and Harold's Cross, including shops, restaurants and well-established schools. It is also within easy reach of the new Crumlin Road Shopping Centre development and the new National Children's Hospital.

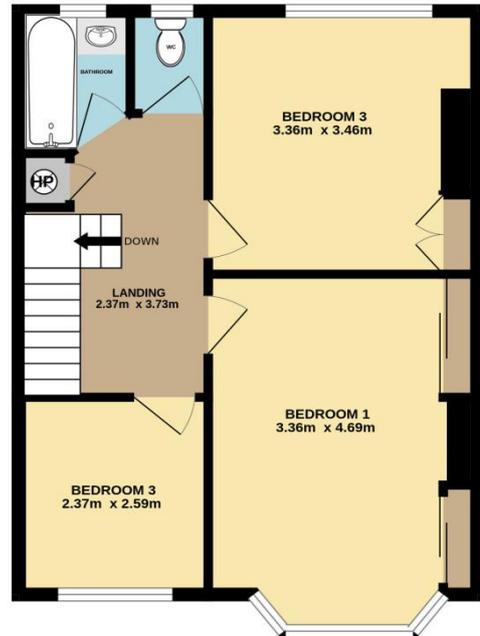
The area benefits from an excellent road network, with multiple bus routes operating less than 150 metres from the property and the Red Line LUAS within walking distance, providing convenient access to the city centre, the M50 and beyond.



GROUND FLOOR



1ST FLOOR



Not to scale, identification only
Made with Metropix ©2026



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

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