

# For Sale

Asking Price: €425,000

Sherry  
FitzGerald



75 Rothe Abbey,  
Kilmainham, Dublin 8  
D08 F96E

BER C3

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



No. 75 has a wonderful sense of light and space prevailing throughout. The well-proportioned accommodation briefly comprises of an entrance hall, a bright and spacious living room which leads into the kitchen and into second reception room which overlooks the private south facing rear garden.

Upstairs there are two double bedrooms both with built in wardrobes and a modern family bathroom which is beautifully appointed with lots of natural light, from the Velux skylight.

Outside the property benefits from ample off-street parking which is provided via the driveway to the front of the property. The enclosed south facing rear garden is extremely private and is very low maintenance. It has been finished with raised flower beds and is laid with sandstone patio slabs throughout.

The location of this home is second to none, Rothe Abbey is a quiet very well-maintained development of well-designed townhouses. It is rare to find a development like this without a service charge. It is a friendly community sure to appeal to many first-time buyers, investors or indeed someone looking to trade down. It is conveniently located off the South Circular Road with a wealth of amenities both social and essential for everyday living including shops, bars, restaurants and the historic Kilmainham Gaol, St. James' Hospital and the new Children's Hospital are within walking distance.

The property further benefits from excellent transport links including the Suir Road LUAS stop which is less than a 5minute walk away, a selection of Dublin Bus Routes, Heuston Station and the M50 motorway are also nearby providing easy access to both sides of the city.



## Accommodation

**Entrance Hall** 1.56 x 1.20m (1.56 x 3'11"): Opening from the front door into enclosed entrance hall stairs to first floor landing and leading to the living room.

**Living Room** 3.29 x 2.20: Semi-bay window to front aspect with inset glass roof panels, allowing lots natural light into the home, built in solid fuel stove, laminate flooring, under stairs storage and opening to the spacious kitchen.

**Kitchen** 3.80 x 2.70: Fitted with matching base/wall units, ample worktop space, tiled splash back, inset sink, electric oven, gas hob with extractor above, plumbing for washing machine, tiled floor coverings and opening into the rear extension.

**Reception Room** 3.80 x 2.50: Windows to rear and side aspect overlooking the enclosed rear garden, Velux skylight, laminate flooring, and double doors to the garden.

**Bedroom 1** 3.80 x 2.50: Window to rear aspect, wall mounted radiators, fitted wardrobes and carpeted floor coverings.

**Bedroom 2** 3.80m x 2.75m (12'6" x 9'): Window to front aspect, wall mounted radiators, fitted wardrobes and carpeted floor coverings.

**Bathroom** 1.84m x 2.20m (6' x 7'3"): Fitted with deep fill bath with high pressure jets / electric power shower above, vanity unit with inset sink, WC, Velux skylight, heated towel rail and tiled floor coverings.

**Outside** Off street parking is provided via the driveway to the front of the property. The enclosed south facing rear garden is extremely private and is very low maintenance. It has been finished with raised flower beds, outdoor tap, electrical outlet, garden shed and is laid with sandstone patio slabs throughout.





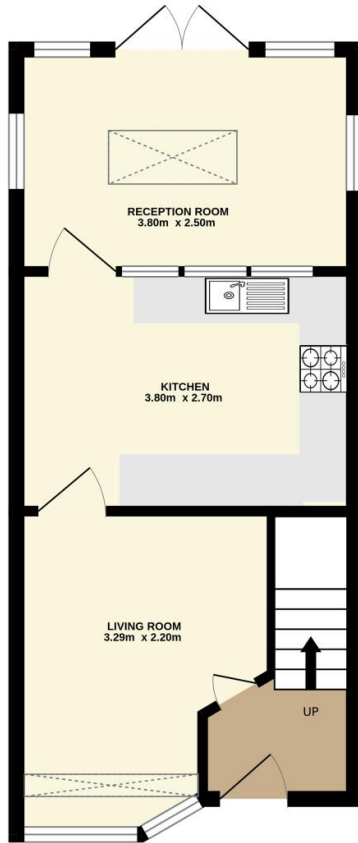
**BER** BER C3, BER No. 114322514

#### Special Features & Services

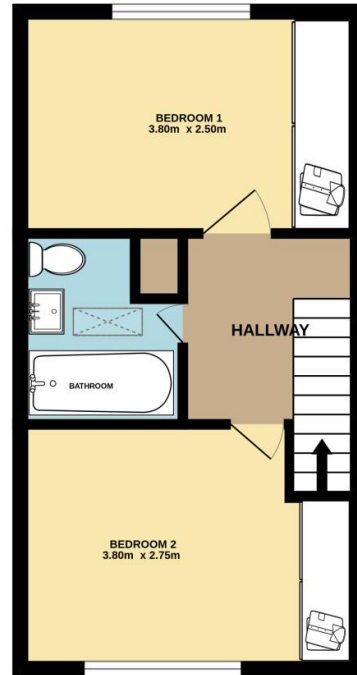
- Extended To Rear
- Private Parking
- Two Double Bedrooms
- South Facing Garden
- Gas-Fired Central Heating
- Floored Attic Space
- 77 m<sup>2</sup>



GROUND FLOOR



1ST FLOOR



Not to scale. Identification only  
Made with Metropix ©2024



**NEGOTIATOR**

Eoin Boylan  
Sherry FitzGerald  
3 Sundrive Road, Kimmage,  
Dublin 12, D12 V9HV  
T: 01 4922 444  
E: sundrive@sherryfitz.ie

[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