

For Sale

Asking Price: €225,000

Sherry
FitzGerald



39 Maxwell Street,
Off Cork Street,
Dublin 8,
D08 APP8



sherryfitz.ie



Sherry FitzGerald is delighted to present No.39 Maxwell Street to the market. A two-bedroom end of terrace home, perfectly positioned on this well-located enclave in the heart of the ever-popular Dublin 8.

Opening from the front door to a spacious living room with window to front aspect, and laminate flooring. Opening from the living area to the gally kitchen which is fitted with matching base/wall units, ample worktop space with tiled splash back, inset stainless steel sink with mixer tap and laminate flooring.

Located just off the kitchen we have an inner hallway which gives access to the bathroom, both bedrooms, and the rear door to the courtyard garden.

Bedroom one is double bedroom of decent size with window to rear aspect overlooking the courtyard garden with laminate flooring.

Bedroom two is a double bedroom of good size with window to the side which also overlooks the courtyard garden with laminate flooring.

The bathroom is fitted with a corner shower unit, WC, wash hand basin and is tiled flooring.



Special Features & Services

- Central Location
- Two Bedrooms
- Courtyard Garden

Accommodation

Entrance Opening from the front door to a bright and spacious living room.

Living Room 3.85m x 3.40m (12'8" x 11'2"): Window to front aspect, laminate flooring and leading to the kitchen area.

Kitchen 2.75m x 1.50m (9' x 4'11"): Opening from the living area is the kitchen which is fitted with matching base/wall units, ample worktop space with tiled splash back, inset stainless steel sink with mixer tap and laminate flooring.

Bathroom 1.40m x 1.47m (4'7" x 4'10"): Fitted with a corner shower unit, WC, wash hand basin and is tiled flooring.

Bedroom 1 2.20m x 2.50m (7'3" x 8'2"): Generous double bedroom with window to rear aspect with laminate flooring.

Bedroom 2 2.15m x 2.84m (7'1" x 9'4"): Generous double bedroom with window to side with laminate flooring.

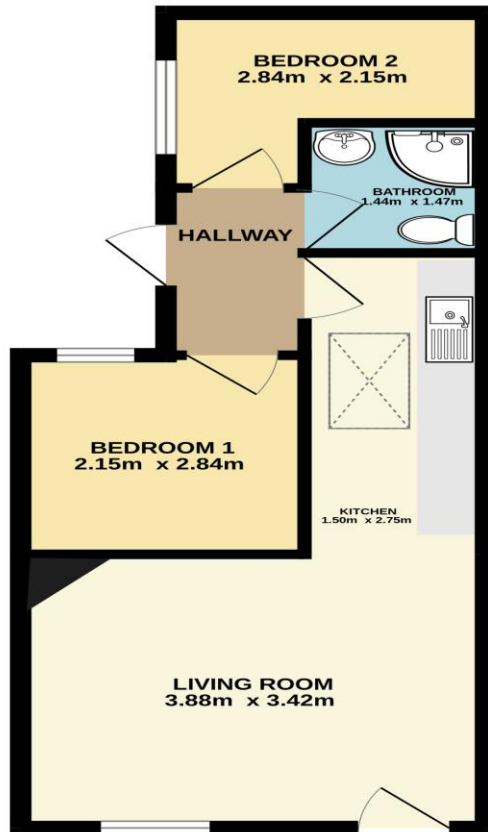
Outside: To the rear of the property there is a private enclosed courtyard and ample on-street parking.

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Directions : Maxwell Street is tucked away just off Cork Street, within easy walking distance to the City Centre. There are a wide variety of amenities close by including shops, schools, cafés, local parks, sports clubs and gyms. The area is well serviced by public transport including major bus routes and the LUAS line is only 5 minutes away.



GROUND FLOOR



Not to scale, identification only
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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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