

For Sale

Asking Price: €675,000

Sherry
FitzGerald



62 Old Kilmainham,
Kilmainham,
Dublin 8,
D08 K22K

sherryfitz.ie



Sherry Fitzgerald is delighted to present a wonderful opportunity to acquire an extended and beautifully modernised two-bedroom period home in the heart of Old Kilmainham, further enhanced by the addition of a dedicated home office. No. 62 has been thoughtfully extended and comprehensively refurbished to an exceptionally high standard, with extension designed by renowned interior designer Róisín Lafferty, offering well-proportioned, modern and stylish accommodation throughout. This elevated home is complemented by beautifully landscaped and private front and rear gardens, providing an oasis in the heart of this highly sought-after location close to Dublin city centre and a range of exceptional amenities.

Opening from a recently added period-style front door, a bright entrance hall welcomes you with impressive double height ceiling, and original painted timber floorboards. The hall leads seamlessly to the main living room and, via a short flight of tiled steps, to the guest WC, bespoke understairs storage housing a dryer, and the generously proportioned open-plan kitchen/dining room. An original staircase ascends to the first-floor landing. The main living room is positioned to the front of the property. A large front-facing window fills the room with natural light while overlooking the beautifully planted front garden and benefits from a bespoke fitted blind. The room's features include a period feature fireplace and decorative coving, while modern additions such as LED downlighters enhance the space. Further features include a period-style door and original painted hardwood flooring.

The real hub of the home is the sympathetically extended open-plan kitchen/dining room, a great space designed with both everyday family living and entertaining in mind. Beautifully designed throughout with extensive storage, the bespoke kitchen features soft blue-grey wall and base cabinetry complemented by marble and wooden worktops and a seamless mirrored glass splashback. There is an inset sink with mixer tap and an excellent range of integrated appliances.

The impressive central island incorporates a five-burner gas hob with extractor overhead and a double electric oven, creating a striking focal point within the room. Additional features include bespoke banquette seating with built-in storage and a central dining table, porcelain stone tiled flooring, and sliding door opening onto a level patio area with porcelain stone, creating a seamless connection between the indoor and outdoor living spaces.

Moving to the first floor we come to a split-level landing providing access to the well-appointed family bathroom and the main bedroom, with steps to the upper level, where there is a generous double bedroom, a home office/study, and useful built-in storage.

Bedroom One is a generous double bedroom featuring two front-facing windows with bespoke fitted blinds, a period fireplace with original hearth, built-in wardrobes with hot press, and housing for the gas-fired boiler. The room is further enhanced by original painted timber flooring.

Bedroom Two is a sizeable double bedroom featuring a large rear-facing window overlooking the south-facing garden, a wall-mounted column radiator and hardwood flooring. Concertina doors between this bedroom and the adjoining office/study offers flexible accommodation to suit a variety of needs. A roof lantern provides an abundance of natural light, while hardwood flooring, a wall-mounted column radiator, and recessed shelving completes this great additional space. The family bathroom is complete with a deep-fill bath with a mains-fed shower overhead and glass shower screen, wall-mounted vanity unit incorporating a wash hand basin with mixer tap, a wall-hung WC, mirrored walls, cabinet, and a Velux skylight, which fills the space with natural light and finished with floor-to-ceiling tiling.

This completes the living accommodation throughout this beautiful home and we highly recommend viewing.



Accommodation

Entrance Hall 6.70m x 1.41m (22' x 4'8"): Opening from the front door, a bright and spacious entrance hall welcomes you with double-height ceiling, a wall-mounted radiator, and original painted timber floorboards. The hall leads seamlessly to the main living room and, via a short flight of steps, to the downstairs WC, bespoke understairs storage housing a dryer, and the generously sized modern open-plan kitchen/dining room. An original staircase ascends to the first-floor landing.

Living Room 3.24m x 3.62m (10'8" x 11'11"): A large front-facing window fills the room with natural light and overlooks the front garden, complete with a bespoke fitted blind. The room retains many original period features, including a period feature fireplace and decorative coving, while modern touches include LED downlighters. Additional features include a wall-mounted radiator and original painted hardwood flooring.

Family Area 1.42m x 2.81m (4'8" x 9'3"): Additional family area located to the rear of the open-plan kitchen, featuring a floor-to-ceiling glazed wall overlooking the hallway, bespoke built-in storage, a wall-mounted column radiator, and porcelain tiled flooring. This versatile space flows seamlessly into the kitchen area, creating an ideal setting for modern family living.

Open Plan Kitchen Dining Room 6.30m x 4.07m (20'8" x 13'4"): Beautifully appointed, the bespoke kitchen features soft blue-grey wall and base cabinetry complemented by marble work surface and a seamless mirrored glass splashback. There is an inset sink with mixer tap and an array of integrated appliances. The impressive central island incorporates a five-burner gas hob with extractor overhead and a double electric oven, creating a superb focal point for both cooking and entertaining.

Additional features include bespoke banquette seating with built-in storage and a central dining table, porcelain tiled flooring, and sliding doors opening onto a level patio area, seamlessly connecting the indoor and outdoor living spaces.

WC 1.33m x 1.57m (4'4" x 5'2"): Contemporary guest WC featuring a wall-hung WC, stylish geometric tiling, mirrored walls, heated towel rail, and a wash hand basin with mixer tap.

Landing 1.83m x 2.99m (6' x 9'10"): The split-level landing provides access to the well-appointed family bathroom and the main bedroom, with steps to the upper level, where there is a generous double bedroom, a home office/study, and useful built-in storage.

Bedroom 1 3.35m x 5.51m (11' x 18'1"): A generous double bedroom featuring two front-facing windows with bespoke fitted blinds, a period fireplace with original hearth, built-in wardrobes with hot press and housing for the gas-fired boiler. The room is further enhanced by a wall-mounted radiator and original painted timber flooring.

Bedroom 2 2.49m x 4.18m (8'2" x 13'9"): A sizeable double bedroom featuring a large rear-facing window overlooking the south-facing garden, a wall-mounted column radiator, and hardwood flooring. Concertina doors open seamlessly into the adjoining office/study, offering flexible accommodation to suit a variety of needs.

Study/Office 2.20m x 2.30m (7'3" x 7'7"): Good-sized office/study with concertina doors opening seamlessly into Bedroom Two. A roof lantern provides an abundance of natural light, while hardwood flooring, a wall-mounted column radiator, and recessed shelving completes this great additional space.

Bathroom 1.46m x 2.84m (4'9" x 9'4"): A well appointed family bathroom featuring a deep-fill bath with a mains-fed shower overhead and glass shower screen. The bathroom is fitted with a wall-mounted vanity unit incorporating a wash hand basin with mixer tap, a wall-hung WC, mirrored walls, mirrored cabinet and a Velux skylight, which fills the space with natural light. Finished with floor-to-ceiling tiling, the room offers a stylish and contemporary feel.





Outside: To the rear is a three-tier, terraced south-facing garden, which is a true feature of the property, offering a private and beautifully landscaped outdoor space. A generous tiled patio extends seamlessly from the rear of the home, providing the perfect setting for al fresco dining and entertaining. Raised flower beds and an abundance of mature planting create a colourful and tranquil backdrop.

The main garden is accessed via steps leading to an elevated level, which is laid with artificial grass, timber garden shed and enjoys a high degree of privacy. Thoughtfully designed and meticulously maintained, this wonderful outdoor space offers year-round interest and enjoyment for the whole family.

To the front of the property is an enclosed front garden with gated pedestrian access. Granite steps and cobblelock paving lead to the front door, creating an attractive approach to the home. The garden is mainly laid to lawn and is beautifully planted with a variety of mature shrubs and planting, providing both colour and privacy.

Special Features & Services

- Period Home with Extension by Renowned Designer
- Turnkey Condition
- Original Period Features
- Open Plan Living
- Bespoke Storage
- Two Double Bedrooms & Office Space
- Gas Fired Central Heating
- Front Garden & Three-tier South Facing Garden
- On-street Residence Parking

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Location:

This property is exceptionally located in the heart of Kilmainham, close to the city centre and a range of public parks within easy walking distance, including the Royal Hospital Kilmainham, War Memorial Gardens and Phoenix Park.

Just a short stroll from the property, there is an abundance of local shops and supermarkets, trendy eateries, cafés, bakeries, gyms, bars, not to mention distilleries and breweries, with Kilmainham, Inchicore, Islandbridge, Rialto, St James's Gate, Thomas Street and Hueston South Quarter all nearby.

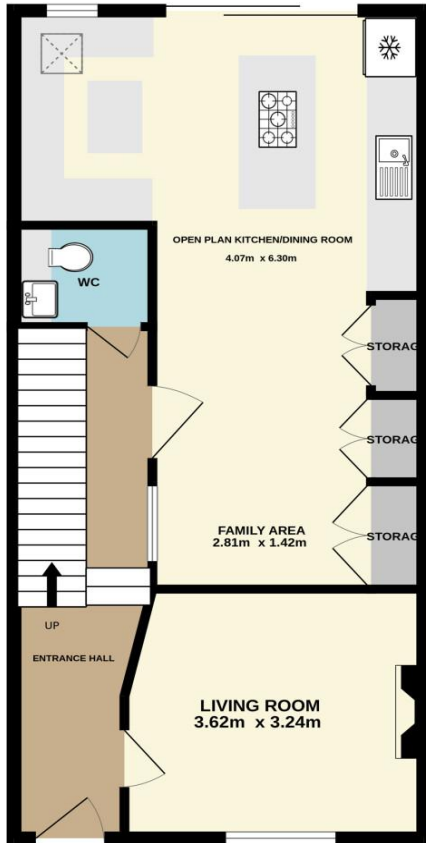
There is an excellent selection of educational facilities in the area, including Gaelscoil Inse Chór, Canal Way Educate Together, Inchicore National School along with a choice of secondary schools, while the National College of Art and Design, Trinity College Dublin and Griffith College are all within walking distance.

Healthcare facilities are close at hand too, with St. James's Hospital and the new National Children's Hospital only minutes from the property.

Public transport links are also superb. Dublin Bus routes 13, G1 and G2 operate from a bus stop across the road, while the Luas Red Line at St James's Hospital, Rialto, Suir Road and Heuston Station are all within minutes' walking distance, providing direct access to the city centre. For motorists, the South Circular Road, N4, N7 and M50 are all easily accessible. There is on-street car parking available, with residents' permits extending along Old Kilmainham.



GROUND FLOOR



1ST FLOOR



Not to scale, identification only
Made with Metropix ©2026



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MORTGAGE ADVICE

SOLICITOR

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