

For Sale

Asking Price: €375,000

Sherry
FitzGerald



9 Kilworth Road,
Drimnagh,
Dublin 12,
D12 K821

BER E2

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire an extended two-bedroom end of terrace family home on Kilworth Road. The property has been well maintained over the years with well-proportioned useable 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, opening to the main living room.

The main living room itself is of good size and benefits from lots of natural light via side & rear facing windows, feature fireplace, hardwood flooring and opening to both the kitchen/dining room and the sitting room. The sitting room is a great usable space which leads seamlessly off the living room and is finished with hardwood flooring and large front facing window.

The extended kitchen/dining room, which is accessed off the main living room via a glass panelled door. The kitchen is of good size and is fitted with a matching base/wall units with ample worktop space, plumbing for washing machine, space for free standing oven, laminate wood flooring and side door to the garden.

Moving to the first floor, you'll find two spacious bedrooms and a well-appointed family bathroom.

Bedroom 1 is a generously sized double bedroom with a front-facing window, built-in storage and laminate floor coverings. Bedroom 2 is sizeable double bedroom offering a rear-facing window overlooking the garden, and carpeted floor coverings. The family bathroom is complete with an opaque rear-facing window, a corner shower unit, with mains fed shower, glass sliding door, WC, feature vanity unit with inset sink with mixer tap and floor-to-ceiling tiling.

This completes the living accommodation throughout this great family home.

Agent Note: Stairlift has since been removed from the property.



Accommodation

Entrance Hall 1.27m x 2.80m (4'2" x 9'2"): Opening from the front door to a spacious entrance hall with stairs to the first-floor landing and leading to the main living room.

Landing 2.50m x 2.93m (8'2" x 9'7"): Window to side aspect, leading to both double bedrooms and the family bathroom.

Living Room 4.82m x 6.25m (15'10" x 20'6"): Spacious living room with windows to the front / side & rear aspects, feature fireplace with inset fire, hardwood flooring, decorative coving, opening to the understairs storage and leading to the extended kitchen/dining room.

Kitchen / Dining Room 2.87m x 4.31m (9'5" x 14'2"): Fitted with matching base/wall units, ample worktop space, space for free standing oven with gas hob, plumbing for washing machine, laminate wood flooring and rear door leading to the garden.

Bedroom 1 3.92m x 3.34m (12'10" x 10'11"): Sizeable double bedroom with window to the front aspect, wall mounted radiator, built-in-storage and laminate flooring.

Bedroom 2 2.64m x 2.82m (8'8" x 9'3"): Double bedroom with window to the rear aspect, wall mounted radiator and carpeted floor coverings.

Family Bathroom 2.08m x 1.80m (6'10" x 5'11"): Fitted with an Opaque rear-facing window, a corner shower unit, with mains fed shower, glass sliding door, WC, feature vanity unit with inset sink with mixer tap and floor-to-ceiling tiling.

Garage 3.20m x 2.10m (10'6" x 6'11"): Located to the rear of the garden and of good size which is ideal for additional storage or a workshop.

Outside To the front of the property there is a secure and gated low maintenance garden with path leading to the front door, which subject to planning could be incorporated into off-street parking. The property benefits from secure gated side access which leads to the enclosed rear garden which is mainly laid to lawn.





Outside:

To the front of the property there is a secure and gated low maintenance garden with path leading to the front door, which subject to planning could be incorporated into off-street parking. The property benefits from secure gated side access which leads to the enclosed rear garden which is mainly laid to lawn.

Special Features & Services

- End of Terrace Home
- Extended Living Accommodation
- Two Double Bedroom
- Gated Side Access
- Rear Garden Store/Workshop

BER BER E2, BER No. To be confirmed



Location:

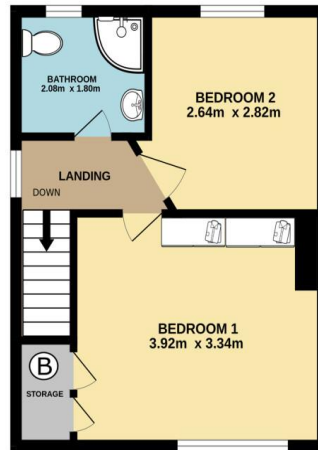
Conveniently located this property enjoys a host of excellent amenities including Our Lady's Children's Hospital and shopping, recreational, sporting and educational facilities are very close by. Excellent transport links including the Blackhorse LUAS stop across the road and easy access to the City Centre, M50 motorway and beyond.



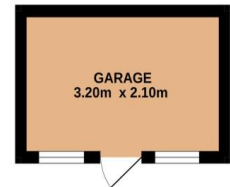
GROUND FLOOR



1ST FLOOR



GARAGE



Not to scale, identification only
Made with Metropix ©2025



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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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