

For Sale

Asking Price: €395,000

Sherry
FitzGerald



22 Kildare Road,
Crumlin,
Dublin 12,
D12 E7C3

BER C2

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire a contemporary and stylish two-bedroom mid-terrace home on Kildare Road. The property has been fully refurbished to an extremely high standard, with well-proportioned accommodation throughout the home. Which is further enhanced by a great-sized rear garden.

Upon entering the home, you're greeted by a good-sized entrance hall with stairs to the first-floor landing, understairs storage and opening to both the living room and the open plan kitchen/dining room. The living room is to the front of the home with a front-facing window, wall mounted radiator and laminate flooring.

The open plan kitchen/dining room is a great space for family meals and has been finished to an extremely high standard. The kitchen/dining area itself has an abundance of natural light which is provided via double doors which lead out to a raised patio area and large rear facing window overlooking the garden.

The kitchen is fitted with an array of bespoke matching base/wall units with ample worktop space, inset stainless steel sink with mixer tap, breakfast bar, built-in electric oven, gas hob with extractor above, integrated fridge/freezer, integrated dishwasher and tiled flooring.

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 wardrobes, providing ample storage and carpeted floor coverings. Bedroom 2 mirrors this spaciousness of the front room, offering a rear-facing window overlooking the rear garden, wall mounted radiator, heat recovery ventilation and carpeted floor coverings. The family bathroom is complete with an opaque window to rear aspect, WC, feature vanity unit with inset sink & mixer tap, corner shower unit with glass sliding door, mains-fed shower and finished with wall & floor tiles.

This completes the living accommodation throughout this beautifully finished home.



Accommodation

Entrance Hall 1.76m x 2.76m (5'9" x 9'1"): Opening from the front door with stairs to the first-floor landing, under stairs storage with plumbing for washing machine and leading to the living room and opening plan kitchen/dining room.

Living Room 3.02m x 2.79m (9'11" x 9'2"): Window to the front aspect, wall mounted radiator and laminate flooring.

Open Kitchen/Dining Room 4.75m x 3.32m (15'7" x 10'11"): Fitted with matching base/wall units with ample worktop space, inset stainless steel sink with mixer tap, breakfast bar, built-in electric oven, gas hob with extractor above, integrated fridge/freezer, integrated dishwasher, tiled flooring and double doors to the garden.

Landing 1.54m x 0.84m (5'1" x 2'9"): Opening to both double bedrooms and a well-appointed family bathroom.

Bedroom 1 3.90m x 3.30m (12'10" x 10'10"): Sizeable double bedroom with window to the front aspect, built-in slide robe wardrobes, wall mounted radiator and carpeted floor coverings.

Bedroom 2 2.99m x 2.75m (9'10" x 9'): Sizeable double bedroom with window to the rear aspect overlooking the rear garden, wall mounted radiator, heat recovery ventilation and carpeted floor coverings.

Bathroom 1.52m x 1.81m (5' x 5'11"): Opaque window to rear aspect, WC, feature vanity unit with inset sink & mixer tap, corner shower unit with glass sliding door, mains-fed shower and finished with wall & floor tiles.





Outside:

To the front of this charming property is a private front garden with gated pedestrian access leading to the hall door. The rear garden is one of this homes superior features being over 80m in length and has benefited in a complete makeover in recent years by the current owners. The garden is mainly laid to lawn with newly erected 6ft wooden fence on both sides which encloses this great outdoor space, rear patio finished with sandstone paving slabs which leads directly off the kitchen/dining room, outdoor water tap and a security light. There is also ample on-street parking to the front of the home.

Special Features & Services

- Turnkey condition
- Open Plan Kitchen/Dining Room
- Bespoke Kitchen
- Two Double Bedrooms
- Large rear garden with a raised patio area

BER BER C2, BER No. 103711479

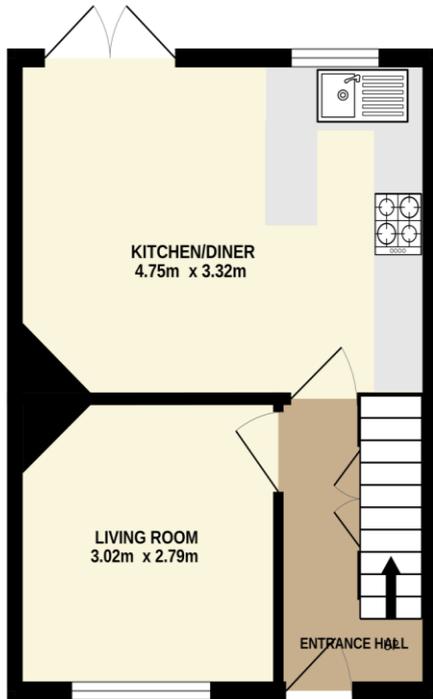


Location:

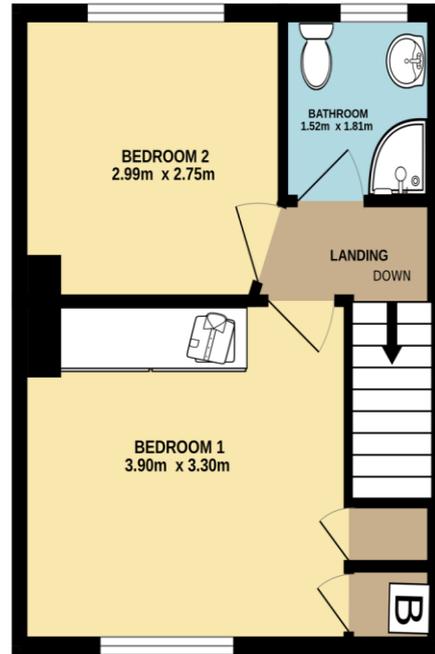
The location is second to none in terms of convenience with a host of nearby amenities in Sundrive, Kimmage, Terenure and Harold's Cross including shops, restaurants, established schools, Eamonn Ceannt Park and the new National Children's Hospital on your doorstep. The area is serviced by an excellent road network and has host of bus routes providing easy access to the city centre, M50 and beyond. Properties presented in this manner are a rarity and early viewing is recommended.



GROUND FLOOR



1ST FLOOR



Not to scale, identification only
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MORTGAGE ADVICE

SOLICITOR

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