

For Sale

Asking Price: €350,000

Sherry
FitzGerald



1 Eugene Street,
Dublin 8,
D08 Y0H6

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sherryfitz.ie



Sherry FitzGerald are delighted to present a wonderful opportunity to acquire a modern and stylish three-bedroom cottage with a generous south-facing rear garden. No. 1 has been maintained to an extremely high standard, offering well-proportioned and highly functional accommodation throughout

Upon entering this charming home, you are welcomed by a good-sized entrance hall which leads directly into the spacious open-plan kitchen/living area. The main living space is of generous proportions, featuring a front-facing window, wall-mounted radiator, feature fireplace with solid fuel fire, built-in storage housing a wall-mounted gas-fired boiler, and finished with laminate flooring.

The kitchen is fitted with a range of matching wall and base units, providing ample worktop space and a tiled splashback. It includes an inset sink with mixer tap, built-in electric oven, induction hob with extractor fan above, and plumbing for a washing machine.

Bedroom One is a sizeable double bedroom with a front-facing window, wall-mounted radiator, laminate flooring, and access to a fully fitted en-suite bathroom. The en-suite is complete with an opaque rear window, corner shower unit, WC, wash hand basin with mixer tap, and tiled flooring

Bedroom Two is a generous double bedroom with a side aspect window, wall-mounted radiator, and laminate flooring. Bedroom Three is a good-sized single bedroom, also with a side aspect window, wall-mounted radiator, and laminate flooring.

The main bathroom includes an opaque rear window, corner shower unit, feature vanity unit with inset sink and mixer tap, WC, and tiled flooring.

This completes the accommodation of this truly special home.



Special Features & Services

- Open Plan Living
- Three Bedrooms
- En-suite Bathroom
- Gas Fired Boiler
- Large Private South Facing Rear Garden

Accommodation

Entrance Hall 0.90m x 1.20m (2'11" x 3'11"): Opening from the front door is a hallway which leads to a generous open-plan kitchen, living, and dining area.

Kitchen/Dining/Living Room 4.15m x 5.20m (13'7" x 17'1"): Window to the front aspect, wall-mounted radiator, feature fireplace with solid fuel fire, built-in storage with wall-mounted gas fired boiler and finished with laminate flooring.

The kitchen is fitted with matching base/wall units ample worktop space, tiled splashback, inset sink with mixer-tap, built-in electric oven, induction hob with extractor above and plumbing for washing machine.

Hallway 1.06m x 2.30m (3'6" x 7'7"): Opening to two bedrooms, a bathroom, and a rear door providing access to the garden.

Bedroom 1 2.39m x 4.08m (7'10" x 13'5"): Sizeable double bedroom with window to the front, wall-mounted radiator, laminate flooring and opening to the en-suite bathroom.

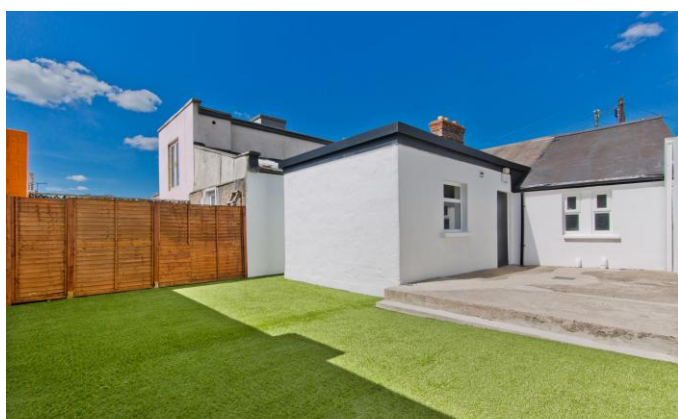
En-suite 1.23m x 2.00m (4' x 6'7"): Opaque window to the rear, fitted with a corner shower unit, a WC, wash hand basin with mixer-tap and tiled flooring.

Bedroom 2 3.51m x 3.09m (11'6" x 10'2"): Generous double bedroom with window to the side aspect, wall-mounted radiator and laminate flooring.

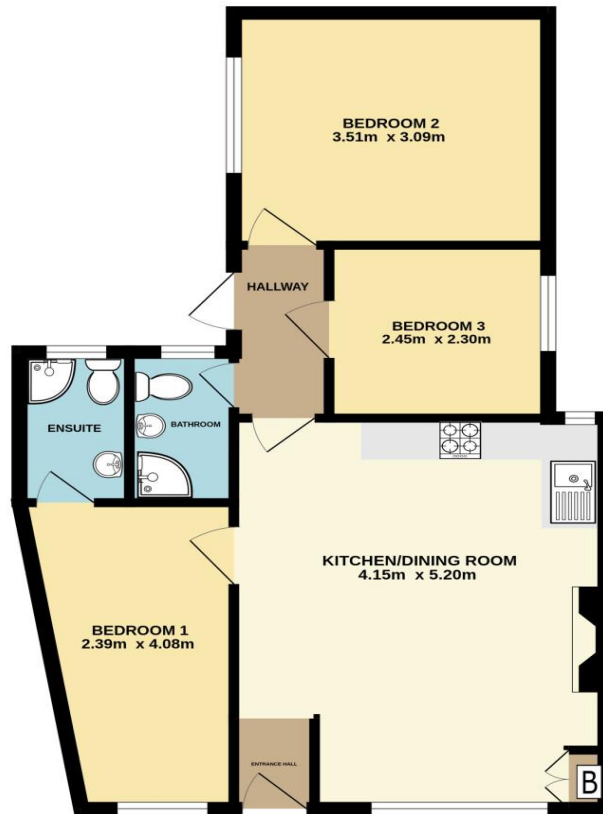
Bedroom 3 2.45m x 2.30m (8' x 7'7"): Good-sized single bedroom with window to the side aspect, wall-mounted radiator and laminate flooring.

Bathroom 1.17m x 2.00m (3'10" x 6'7"): Opaque window to the rear, fitted with a corner shower, feature vanity unit with inset sink, mixer-tap, a WC and tiled flooring.

Outside An enclosed and private south-facing rear garden features a generous raised patio area directly off the rear of the home, with a step down to the main garden, which has been finished in artificial grass. There is also ample on-street parking to the front of the property.



GROUND FLOOR



Not to scale, identification only
Made with Metropix ©2026



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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.
PSRA Registration No. 002183