

For Sale

Asking Price: €450,000

Sherry
FitzGerald



369 Crumlin Road,
Crumlin,
Dublin 12,
D12 C9N4

BER G

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire a three-bedroom semi-detached dormer bungalow on Crumlin Road with a good-sized south facing rear garden. No. 369 been lovingly maintained over the years with well-proportioned usable 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, window to the side aspect, leading to the main sitting room and the living room. The sitting room itself is of good size with a front facing window, wall mounted radiator and laminate flooring. The living room mirrors the spaciousness of the sitting room with a side facing window, feature fireplace with inset gas fire, laminate flooring and opening to an additional reception room/bedroom 4, family bathroom and the kitchen area.

The kitchen has been fitted with matching base/wall units, ample worktop space with tiled splash back, plumbing for washing machine, stainless steel sink with mixer-tap, space for freestanding oven with hob & extractor above, space for fridge/freezer and tiled flooring.

Moving to the first floor we have a bright & spacious landing with a side facing window which leads to three generous bedrooms.

Bedroom 1 is a sizeable double bedroom with window to the side aspect, wall mounted radiator, space for freestanding wardrobe and carpeted floor coverings. Bedroom 2 is a generous double bedroom with window to the rear aspect, wall mounted radiator, space for freestanding wardrobe and carpeted floor coverings. Bedroom 3 is a comfortable single bedroom. Good-sized single bedroom with window to the rear aspect, wall mounted radiator, space for freestanding wardrobe and carpeted floor coverings.



This completes the living accommodation thought the home.

Accommodation

Entrance Hall 1.85m x 3.16m (6'1" x 10'4"): Opening from the front door to a spacious hallway with stairs to the first-floor landing, window to the side aspect, leading to the main sitting room and the living room.

Sitting Room 4.97m x 3.16m (16'4" x 10'4"): Large front facing window, decorative coving, wall mounted radiator and laminate flooring.

Living Room 4.38m x 3.51m (14'4" x 11'6"): Window to the side aspect, feature fireplace with inset gas fire, laminate flooring and opening to the kitchen, reception room/bedroom 4 and the family bathroom.

Kitchen 3.29m x 3.04m (10'10" x 10'): Fitted with matching base/wall units, ample worktop space with tiled splash back, plumbing for washing machine, stainless steel sink with mixer-tap, space for freestanding oven with hob & extractor above, space for fridge/freezer and tiled flooring.



Bathroom 1.90m x 2.13m (6'3" x 7'): Opaque window to the side aspect, WC, pedestal wash basin with mixer-tap, corner shower unit with mains fed shower and tiled floor to ceiling.

Reception Room/Bedroom 4 2.44m x 3.51m (8' x 11'6"): Window to the rear aspect, feature fireplace, wall mounted radiator and carpeted floor coverings.

Landing 2.38m x 4.42m (7'10" x 14'6"): Spacious landing with window to the side aspect and opening to three sizeable bedrooms.

Bedroom 1 3.31m x 3.51m (10'10" x 11'6"): Sizeable double bedroom with window to the side aspect, wall mounted radiator, space for freestanding wardrobe and carpeted floor coverings.

Bedroom 2 2.81m x 4.13m (9'3" x 13'7"): Generous double bedroom with window to the rear aspect, wall mounted radiator, space for freestanding wardrobe and carpeted floor coverings.

Bedroom 3 2.38m x 3.04m (7'10" x 10'): Good-sized single bedroom with window to the rear aspect, wall mounted radiator, space for freestanding wardrobe and carpeted floor coverings.





Outside:

The property benefits from a generous front garden, with off-street parking, gated pedestrian access, and double gates leading to the rear garden — ideal for secure vehicle access or additional storage area. The frontage provides an attractive approach to the home while remaining practical and low maintenance.

The rear garden is exceptionally private and predominantly laid to lawn, creating a wonderful outdoor space for families, entertaining, or simply relaxing. Surrounded by mature shrubbery, it enjoys a good degree of seclusion along with a pleasant green outlook. Two brick-built sheds provide excellent additional storage, ideal for gardening equipment, bicycles, or workshop use.

Special Features & Services

- Semi-Detached Dormer Bungalow
- Three Reception Rooms
- Gated Side Access
- South Facing Garden
- Off- Street Parking
- 95.6 Sqm

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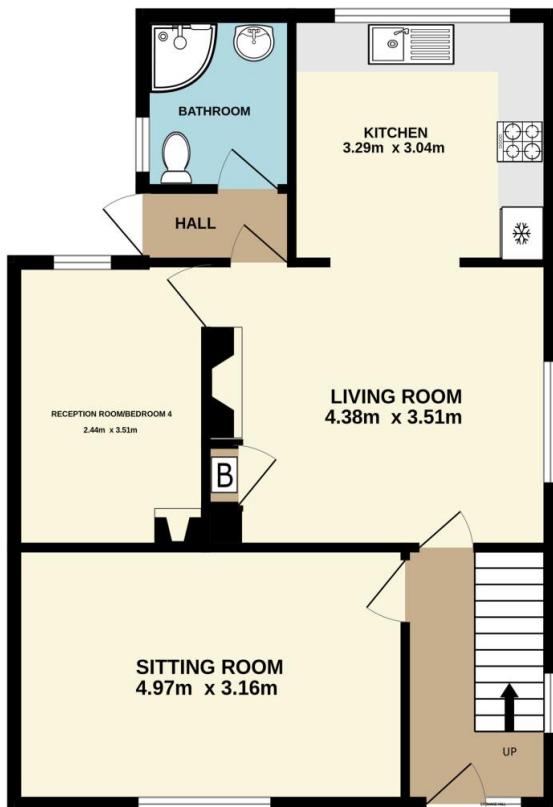


Location:

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, as well as being a stone's throw from the new Crumlin Road Shopping Centre development and within close proximity to the new National Children's Hospital. The area is serviced by an excellent road network with multiple bus routes operating less than 150 metres away and the red-line Luas within walking distance, providing easy access to the city centre, M50 and beyond.



GROUND FLOOR



1ST FLOOR



Not to scale, identification only
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MORTGAGE ADVICE

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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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