

# For Sale

Asking Price: €475,000

Sherry  
FitzGerald



43 Dolphin Road,  
Drimnagh,  
Dublin 12,  
D12 NW98

BER E2

[sherryfitz.ie](http://sherryfitz.ie)





Sherry FitzGerald is delighted to present a wonderful opportunity to acquire an extended three-bedroom semi-detached family home on Dolphin Road with a large front & rear garden, double gated sized access to a garage which provides ample off-street parking. No. 43 is one of the larger 3-bedroom homes on Dolphin Road which is rarely available to market. The property has an excellent footprint with well-proportioned 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, understairs storage and opening to both the main living room, sitting room and utility room. The spacious living room has a front facing bay window, feature fireplace, timber flooring and double doors opening to the sitting room. The sitting room is of good size and features a window to the side aspect overlooking the enclosed rear garden, decorative coving and hardwood flooring.

The open plan kitchen/dining room has an abundance of natural light with two side facing windows to the garden, a sliding patio door and is fitted with matching base/wall units, ample worktop space with tiled splash back, integrated fridge/freezer, space for free standing oven with gas hob, extractor above, plumbing for washing machine, sliding door to the garden, laminate flooring and rear door opening to the side of the property.

Moving to the first floor, you'll find three spacious bedrooms and the family bathroom.

Bedroom 1 is a generously sized double bedroom with offering a front-facing bay window, built-in wardrobes and carpeted floor coverings. Bedroom 2 mirrors this spaciousness of bedroom one, offering a side facing window and carpeted floor coverings. The family bathroom is of good size with two rear facing windows and fitted with a wash hand basin, mixer tap, WC, corner shower unit with glass panel door, electric shower, built-in vanity unit and timber flooring.

This completes the living accommodation thought the home.





## Accommodation

**Porch** 1.78m x 0.62m (5'10" x 2'): Opening to inner porch which opens to the entrance hall.

**Entrance Hall** 1.80m x 3.92m (5'11" x 12'10"): Opening from the front door with stairs to the first-floor landing and leading to the living room, sitting room and utility room.

**Living Room** 3.76m x 3.93m (12'4" x 12'11"): Bay window to front aspect, feature fireplace, decorative coving, wall mounted radiator, hardwood flooring and double doors to the sitting room.

**Sitting Room** 3.77m x 3.65m (12'4" x 12'): Window to side overlooking the garden, decorative coving, wall mounted radiator and hardwood flooring.

**Utility Room** 1.56m x 3.27m (5'1" x 10'9"): Located to the end of the main hallway, with window to rear aspect, wall mounted gas fired boiler and door leading to the large open plan kitchen/dining room.

**Open Plan Kitchen/Dining Room** 3.33m x 6.42m (10'11" x 21'1"): Windows to the side overlooking the garden, fitted with matching base/wall units, ample worktop space with tiled splash back, integrated fridge/freezer, space for free standing oven with gas hob, extractor above, plumbing for washing machine, sliding door to the garden, laminate flooring and rear door opening to the side of the property.

**Landing** 2.35m x 2.88m (7'9" x 9'5"): Opening to all three bedroom, a family bathroom, loft access and the hot press.

**Bedroom 1** 3.35m x 4.45m (11' x 14'7"): Sizeable double bedroom with bay window to the front aspect, built-in wardrobes, decorative coving, wall mounted radiator and carpeted floor coverings.

**Bedroom 2** 3.34m x 3.30m (10'11" x 10'10"): Sizeable double bedroom with window to the side aspect, wall mounted radiator and carpeted floor coverings.

**Bedroom 3** 2.34m x 2.33m (7'8" x 7'8"): Good-sized single bedroom with window to the front aspect, decorative coving and carpeted floor coverings.

**Hot Press** 1.23m x 0.97m (4' x 3'2"): Housing the hot water tank and providing additional storage.

**Bathroom** 2.32m x 1.90m (7'7" x 6'3"): Dual Opaque windows to the rear aspect, wash hand basin with mixer tap, WC, corner shower unit with glass panel door, electric shower, built-in vanity unit and timber flooring.





### Garden

The property sits on generous corner plot located between Dolphin Road and Herberton Road. The enclosed rear garden is extremely private and benefits from its own vehicular access via double gates which leads to an enclosed garden and garage. To the front of the home, you have gated pedestrian access from Dolphin Road itself which leads to the front door and an enclosed walled front garden.

### Special Features & Services

- Large Corner Plot
- Extended Living Accommodation
- Two Reception Rooms
- Three Good-Sized Bedrooms
- Double Gated Access with Garage
- 114 Sqm

**BER** BER E2, BER No. 110926094



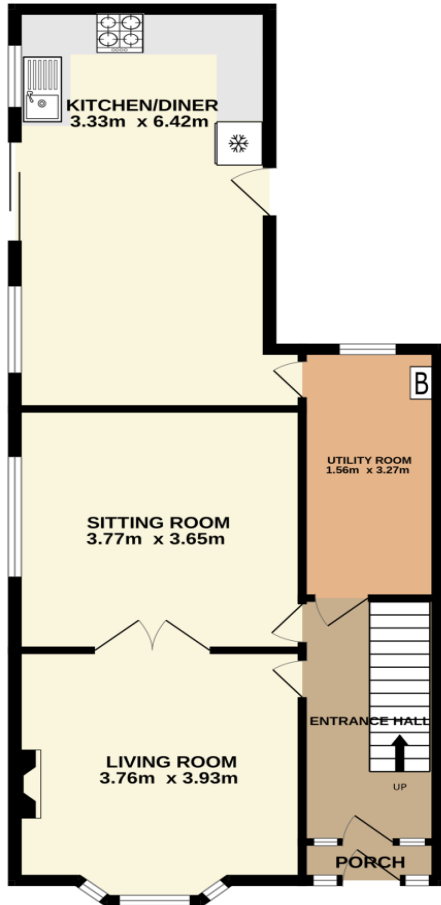


### Location:

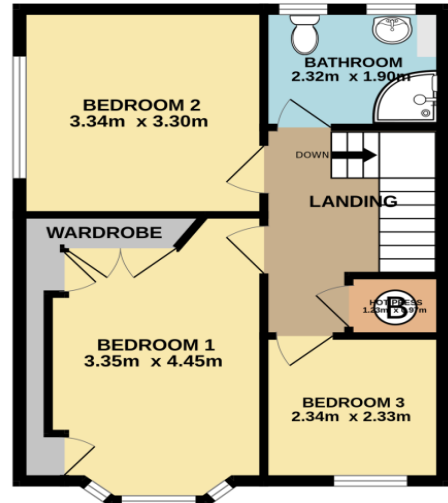
Located in an area of unparalleled convenience with every amenity on your doorstep. The property is within proximity of some of South Dublin's best junior and secondary schools in Kimmage, Harold's Cross and Terenure. Also on the doorstep are an excellent array of local shops, churches, and restaurants. Transport facilities are well catered for, with easy access to the M50, whilst regular buses will take you into the City Centre and beyond.



GROUND FLOOR



1ST FLOOR



Not to scale, identification only  
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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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