

For Sale

Asking Price: €350,000

Sherry
FitzGerald



5 Maxwell Street,
Dublin 8,
D08 Y8R2

BER D2

sherryfitz.ie



Sherry FitzGerald are delighted to present a wonderful opportunity to acquire a modern and stylish one-bedroom period cottage with loft room in the very sought after area of Maxwell Street. No. 5 has been fully refurbished to an extremely high standard, with well-proportioned useable accommodation throughout the home. Which is further enhanced by a courtyard garden.

Upon entering this charming property, you're greeted by a good-sized entrance with stairs to the first-floor landing and steps down to the sizeable open plan kitchen/living room.

The real hub of the home is the open plan kitchen/living room, which has been lovingly finished to an extremely high standard with a front facing window allowing natural light into this great space finished with timber shutters.

The kitchen area is fitted with an array of bespoke base & wall units with ample worktop space, built-in electric oven, induction hob above with extractor, built-in washing machine, inset sink with mixer-tap, LED downlights, space for free standing fridge/freezer, exposed brick feature wall, wall-mounted radiator, semi-solid wood flooring and checkered tiled steps leading to the bedroom and access out to the courtyard garden.

The bedroom is of generous proportions with a size facing window, wall-mounted radiator and carpeted floor coverings.

Moving to the first floor we come to a generously sized attic room and the bathroom. The attic room is currently used as an office/additional living space for the home. The room itself features three Velux skylights, wall-mounted radiator and carpeted flooring. The bathroom is complete with a WC, double shower tray with a triton electric shower, pedestal wash hand basin and lino flooring.

This completes the accommodation for this truly special home.



Special Features & Services

- Turnkey Condition
- Open Plan Living
- Double Bedroom
- Attic Room / Office
- Gas Fired Central Heating

Accommodation

Entrance Opening from the front door with stairs to the first-floor landing and steps down to the open plan kitchen/living room.

Open Plan Kitchen/Living Room 5.63m x 3.84m (18'6" x 12'7"): Window to front aspect with timber shutters. fitted with bespoke matching base & wall units with ample worktop space, built-in electric oven, induction hob above with extractor, built-in washing machine, inset sink with mixer-tap, LED downlights, space for free standing fridge/freezer, exposed brick feature wall, wall-mounted radiator, semi-solid wood flooring and checkered tiled steps leading to the bedroom and access out to the courtyard garden.

Bedroom 2.60m x 2.73m (8'6" x 8'11"): Generous double bedroom with window to side, wall-mounted radiator and carpeted floor coverings.

Office/Attic Room 2.21m x 3.98m (7'3" x 13'1"): Sizeable attic room with space for a workstation, fitted with three large Velux skylights, wall-mounted radiator, space for a free-standing wardrobe and carpeted floor coverings.

Bathroom 2.40m x 2.88m (7'10" x 9'5"): Fitted with a WC, double shower tray with a triton electric shower, pedestal wash hand basin and lino flooring.

Outside:

The property benefits from a courtyard garden to the rear, along with an external storage unit that houses a gas-fired boiler. On-street parking is available to the front of the home.

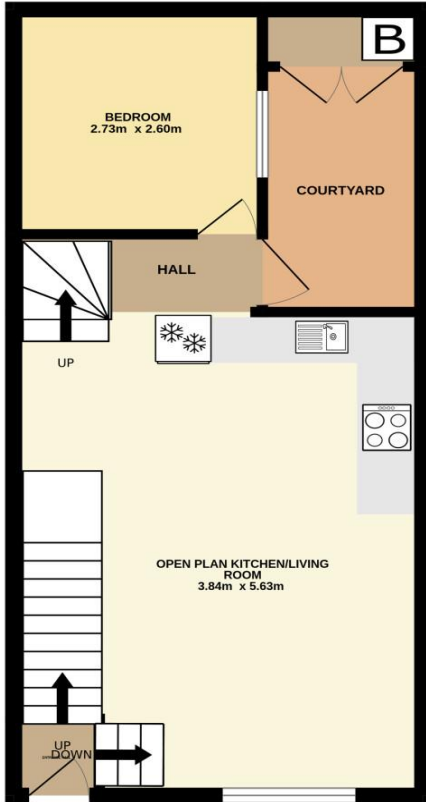
BER BER D2, BER No. 116768334

Location:

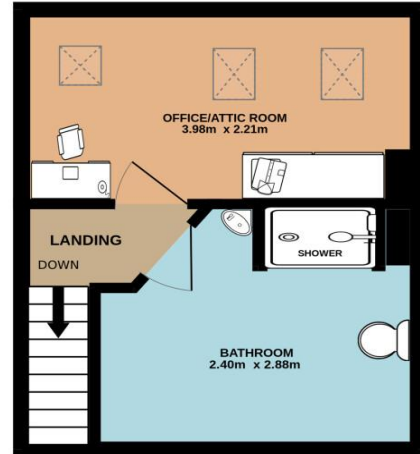
Maxwell Street is tucked away just off Cork Street, within easy walking distance to the City Centre. There are a wide variety of amenities close by including shops, schools, cafés, local parks, sports clubs and gyms. The area is well serviced by public transport including major bus routes and the LUAS line is only 5 minutes away.



GROUND FLOOR



1ST FLOOR



Not to scale, identification only
Made with Metropix ©2026



NEGOTIATOR
Eoin Boylan
Sherry FitzGerald
3 Sundrive Road, Kimmage,
Dublin 12, D12 V9HV
T: 01 4922 444
E: sundrive@sherryfitz.ie

MORTGAGE ADVICE

SOLICITOR

sherryfitz.ie

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