

For Sale

Asking Price: €570,000

Sherry
FitzGerald



17 Swanward Court,
Parnell Road,
Dublin 12,
D12 Y8K0

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Sherry FitzGerald is delighted to present a wonderful opportunity to acquire a modern and stylish three-bedroom end-of-terrace home in turnkey condition in Swanward Court. This is a well maintained, quiet gated development on the canal, off Parnell Road. The property is an attractive part-brick bay windowed three-bed family home in a much sought-after location, within walking distance to the city centre (approx 2km to Stephen's Green). There are local shops, restaurants, pubs, schools and churches in the vicinity and the location benefits from easy access to Portobello, Rathmines, Griffith College, St. James's Hospital and the Coombe Hospital, among others.

The property has been finished to a very high standard, with well-proportioned and functional accommodation throughout. It has been exceptionally well maintained and was upgraded throughout by its present owners. It is further enhanced by ample off-street parking, a large low maintenance private south-easterly facing rear garden (part patio and part lawn) with Barna shed, and gated side access. Being end-of-terrace, it is very quiet and there is no through-put of traffic past the house.

Upon entering this charming property, you're greeted by a light-filled and spacious entrance hall with stairs to the first-floor landing, living room and the open-plan kube-designed kitchen/dining room, understairs storage and downstairs WC. The real hub of the home is the open-plan kitchen/dining room, which is a great place for family dining and entertaining. The attention to detail is second to none and has been finished to an extremely high standard. The kitchen/dining area benefits from an abundance of natural light from the front facing floor to ceiling canted bay window overlooking the front garden. The kube-designed kitchen is fitted with all integrated appliances. A large light-filled living room with feature fireplace and electric fire, laminate flooring and sliding patio doors leads to the rear garden. A downstairs bathroom with w.c and whb with tiles wall to ceiling has been added and is conveniently built-in under the stairs. There is also further under stairs storage.

Moving to the first floor, you'll find three 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 laminate flooring. Bedroom 2 mirrors the spaciousness of the front room, offering a rear-facing window overlooking the garden and laminate flooring. Bedroom 3 is a sizeable single bedroom (currently used as a home office) with a front-facing window, built-in storage and laminate flooring. A beautifully finished family bathroom which has been fitted with a corner shower unit with rounded glass sliding doors, electric shower, wash hand basin with mixer tap, WC and tiled floor to ceiling completes the upstairs accommodation. A Stira staircase has been added and the entirety of the attic has been floored to allow for extra storage space.



Accommodation

Entrance Hall 1.87m x 5.38m (6'2" x 17'8"): Opening from the front door with stairs to the first-floor landing, leading to the open plan kitchen/dining room, main living room and downstairs WC.

Kitchen/Dining Room 2.85m x 5.38m (9'4" x 17'8"): Spacious open-plan kitchen / dining room with canted floor to ceiling bay window to the front aspect which overlooks the front garden. This is a kube-designed kitchen which is fitted with matching base & wall units and all integrated appliances (fridge/freezer, washing machine, dishwasher, microwave), built-in electric oven, induction hob with extractor above, sunken sink with mixer tap with under cabinet lighting finished with porcelain floor tiles throughout.

Downstairs WC 0.80m x 1.25m (2'7" x 4'1"): Window to side aspect, vanity unit with inset sink & mixer tap, WC and tiled flooring.

Living Room 4.85m x 3.79m (15'11" x 12'5"): Generous living room with feature fireplace and electric fire, sliding patio door to the rear garden and laminate flooring.

Landing 1.85m x 2.73m (6'1" x 8'11"): Bright and spacious landing which opens to all three sizeable bedrooms, the hot press, family bathroom and attic access via the Stira stairs.

Bedroom 1 2.47m x 4.35m (8'1" x 14'3"): Generous double bedroom with front-facing window, built-in wardrobes, wall mounted radiator and laminate flooring.

Bedroom 2 4.00m x 2.88m (13'1" x 9'5"): Sizeable double bedroom with window to the rear aspect, wall mounted radiator and laminate flooring.

Bedroom 3 2.23m x 3.41m (7'4" x 11'2"): Single bedroom (currently used as home office) with window to front aspect, wall mounted radiator, and laminate flooring.

Bathroom 2.48m x 1.82m (8'2" x 6'): Opaque window to rear aspect, WC, wash hand basin with mixer tap, corner shower unit with curved sliding doors, electric shower and tiled floor to ceiling.

Attic Storage: A fully floored attic space with access via a Stira staircase.

Understairs Storage: A functional storage area beneath the staircase which is ideal for storing household essentials.





Outside:

There is gated side access to the south-easterly facing rear garden which is extremely private. The garden itself is mainly laid to lawn leading to a raised patio area at the rear of the garden which has been finished with limestone patio slabs and a Barna shed. A low maintenance lawn and tarmac driveway (with room for 2 cars) is at the front of the house.

The development itself is accessed via secure electronically gates (operated by mobile phone). In addition to parking on the driveway at the front, there is a further resident parking permit attached to the house to park in the common areas or to cater for visitors. Within the underground carpark, there are two secured bike sheds and there is CCTV throughout the complex.

Special Features & Services

- Gated Development
- End Of Terrace
- Three Sizeable Bedrooms
- Two Bathrooms
- Oil fired central heating
- Wired intruder alarm, with wireless camera passive infra-red motion detector and smart phone app which permits remote management of same
- Off-Street Parking
- Large Rear Garden with Gated Side Access

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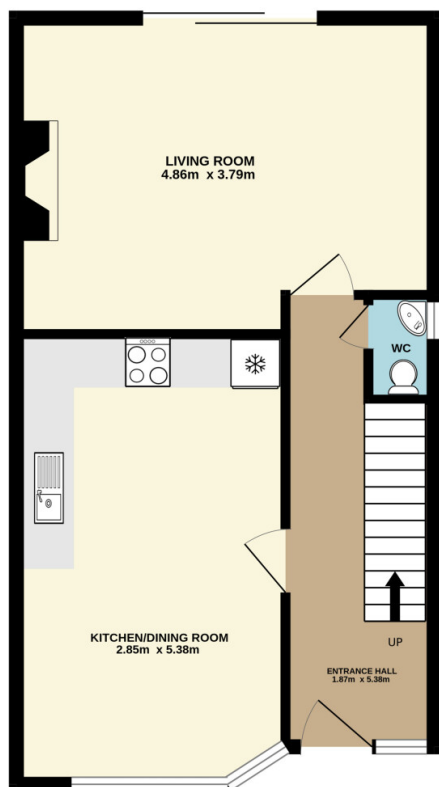


Location: Located in an area of unparalleled convenience with every amenity well catered for in the area: schools, shops, cafes, pubs, restaurants, churches, hospitals, a library and a third – level institution to name but a few.

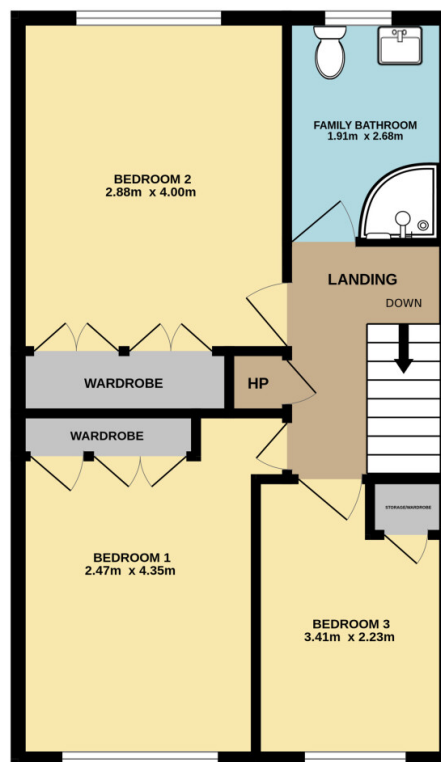
- C.2km from Stephen's Green
- Transport links are ideal with a number of bus routes close by linking you through the city centre and further afield, with numbers 122, 150 and 68 within 5 minutes' walk.
- Less than 10 minutes' walk away is Leonard's Corner, with an abundance of amenities: late night pharmacy, butchers, launderette, post office, yoga studio, supermarket (Tesco Express), off-licence, pubs and restaurants in addition to a doctor's surgery and physiotherapy clinic. From there, further bus routes link the city (9, 49, 54A and 16A and 16 to airport).
- An off-road bike lane leads from Harold's Cross Bridge along the canal to Grand Canal Dock.
- Additionally, within 8 minute walk, the 77A, 56A, 27, 74 and 151 buses operate, with all going the city and most to the IFSC.



GROUND FLOOR



1ST FLOOR



Not to scale, identification only
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MORTGAGE ADVICE

SOLICITOR

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