

For Sale

Asking Price: €475,000

Sherry
FitzGerald



122 Dolphin Road,
Drimnagh,
Dublin 12,
D12HX67

BER E2

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire this modern and extended two-bedroom semi-detached home on Dolphin Road. Maintained to an exceptionally high standard throughout, the property offers well-proportioned and versatile accommodation designed for modern living. Further enhancing its appeal is a private rear garden with gated side access, along with ample off-street parking to the front.

Upon entering through the front door, you are welcomed by a spacious entrance hallway with a staircase to the first-floor landing and leading to a good-sized living room.

The living room is of good-size with a window to the front aspect, feature fireplace with inset gas fire, wall-mounted radiator, laminate flooring and glass panel door leading to the open plan kitchen/dining room.

The real hub of the home is the open plan kitchen/dining room with has an abundance of natural light provided by two west facing Velux windows, window from the kitchen and two glass panel doors to the garden. The kitchen is fitted with Fitted with matching bas/wall units with ample worktop space, tiled splashback, inset sink with mixer-tap, built-in electric oven, gas hob with extractor above, an array of fitted appliances including a fridge/freezer, dishwasher & microwave, large breakfast bar with seating for three. LED downlighters, wall-mounted radiator, laminate flooring and opening to a sizeable utility room & downstairs WC.

Moving to the first-floor landing which benefits from a side-aspect window and opening to both generous double bedrooms and the family bathroom.

Bedroom One is a generously sized double bedroom with window to the front, built-in storage, wall-mounted radiator and carpeted floor coverings. Bedroom Two mirrors the spaciousness of the front room and has a rear-facing window, wall mounted radiator, and carpeted floor coverings. The family bathroom is complete with an opaque window to rear aspect, fitted with a deep fill bath with electric shower above, glass shower screen, feature vanity unit with inset sink with mixer-tap, a low-level WC, and tiled flooring.

This completes the living accommodation throughout the home.



Accommodation

Entrance Hall 0.91m x 0.90m (3' x 2'11"): Opening from the front door with stairs to the first-floor landing and leading to a good-size living room.

Living Room 3.87m x 4.29m (12'8" x 14'1"): Window to the front, feature fireplace with inset gas fire, wall-mounted radiator, laminate flooring and glass panel door leading to the open plan kitchen/dining room.

Kitchen/Dining Room 4.78m x 4.39m (15'8" x 14'5"): Fitted with matching base/wall units with ample worktop space, tiled splashback, inset sink with mixer-tap, built-in electric oven, gas hob with extractor above, an array of fitted appliances including a fridge/freezer, dishwasher & microwave, large breakfast bar with seating for three. LED downlighters, two Velux skylights, wall-mounted radiator, laminate flooring and double doors with step down to a paved patio area in the garden.

Utility Room 1.30m x 1.26m (4'3" x 4'2"): Located just off the kitchen with opaque window to the side, ample worktop space, plumbing for washing machine/dryer, laminate flooring and opening to a downstairs WC.

Downstairs WC 1.30m x 0.90m (4'3" x 2'11"): Fitted with a WC, a wash hand basin with mixer-tap and laminate flooring.

Landing 1.02m x 1.02m (3'4" x 3'4"): Good-sized landing with window to the side, opening to two double bedrooms and a family bathroom.

Bedroom 1 4.78m x 3.27m (15'8" x 10'9"): Generous double bedroom with window to the front, built-in storage, wall-mounted radiator and carpeted floor coverings.

Bedroom 2 2.64m x 3.47m (8'8" x 11'5"): Sizeable double bedroom with window to the rear overlooking the garden, wall-mounted radiator and carpeted floor coverings.

Bathroom 2.13m x 2.45m (7' x 8'): Opaque window to the rear, fitted with a deep fill bath with electric shower above, glass shower screen, feature vanity unit with inset sink with mixer-tap, a WC, and tiled flooring.





Outside:

To the front, the property is approached by a generous garden predominantly laid in lawn and enclosed by a boundary wall, featuring gated pedestrian access and double vehicular gates opening onto a driveway that provides ample off-street parking. In addition, there is secure gated side access leading to the rear garden.

The rear garden comprises a sandstone patio area extending directly from the rear of the property, ideal for outdoor dining and entertaining, which in turn leads to a neatly manicured lawn. The lawn is bordered by a raised flowerbed, attractively finished with timber sleepers, enhancing the overall presentation of this well-appointed outdoor space.

Special Features & Services

- Extended Home
- Open Plan Kitchen/Dining Room
- Two Double Bedrooms
- Enclosed West Facing Rear Garden.
- Gated Side Access
- Off-Street Parking
- Gas Central Heating

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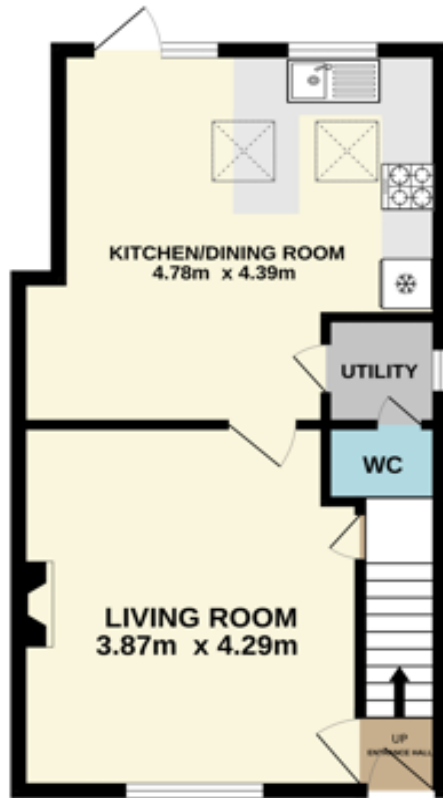




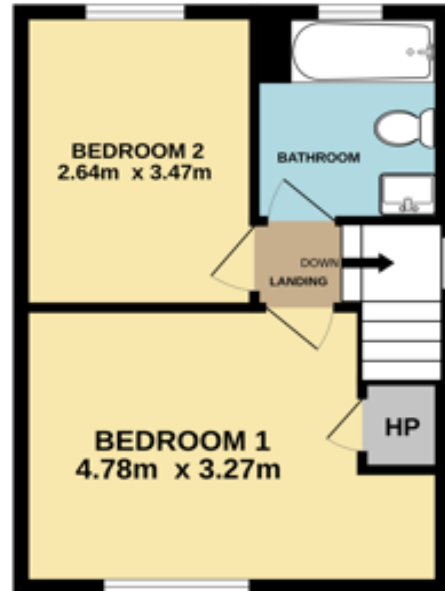
Location: Situated in a location of exceptional convenience, this property enjoys every conceivable amenity quite literally on its doorstep. The area is particularly well served by a selection of highly regarded junior and secondary schools across Kimmage, Harold's Cross and Terenure, making it an ideal choice for families. A host of local shops, cafés, restaurants and essential services are all within easy walking distance. Transport links are excellent, with swift access to the M50 motorway Ireland road network, while frequent Dublin Bus services provide direct connectivity to the City Centre and beyond. The Luas Red Line at Suir Road Luas Stop is just a five-minute walk away, delivering you to the heart of the city in approximately ten minutes. The property also benefits from close proximity to the new national children's hospital at St. James Hospital.



GROUND FLOOR



1ST FLOOR



Not to scale. Identification only
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MORTGAGE ADVICE

SOLICITOR

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