

For Sale

Asking Price: €550,000

Sherry
FitzGerald



24 Haroldville Avenue,
Rialto,
Dublin 8,
D08 C9P5

BER E1

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire an extended three-bedroom redbrick terrace home with loft room on Haroldville Avenue. No. 24 has been maintained to a very high standard, with well-proportioned useable accommodation throughout the home. Which is further enhanced by a well-appointed and private rear garden.

Upon entering this charming property, you're greeted by a light-filled and spacious entrance hall with double height ceiling. stairs to the first-floor landing, with laminate flooring, understairs storage and opening to both the living room / bedroom three and the family room. The living room is to the front of the home, which boasts generous proportions, featuring a front-facing bay window, built-in wardrobes, wall-mounted radiator, newly fitted carpeted flooring, and opening to an en-suite bathroom. The family room again is of good size, with a feature fireplace with built-in storage to the right of the chimney breast, wall-mounted radiator, laminate flooring and steps leading down into the open-plan kitchen/dining area.

The kitchen/dining room is fitted with matching base/wall units with ample worktop space, tiled splashback, built-in electric oven, induction hob with extractor above, plumbing for a washing machine/dryer, space for a undercounter fridge/freezer, inset stainless steel sink with mixer-tap, porcelain floor tiles, and double doors opening to the rear garden.

Moving to the first floor, you'll find two spacious bedrooms, a family bathroom and stairs leading to the loft room.

Bedroom One is a generously sized double bedroom with bay window to front, wall-mounted radiator, built-in wardrobes, newly fitted carpeted flooring and opening to a fully fitted en-suite bathroom. Bedroom Two is a sizeable double bedroom with window to the rear overlooking the garden, wall-mounted radiator, built-in wardrobes, newly fitted carpeted flooring and opening to a fully fitted en-suite bathroom. The family bathroom is complete with a corner shower unit with folding glass door, mains fed shower, a WC, pedestal wash hand basin with mixer-tap, wall-mounted radiator, Velux skylight and tiled floor to ceiling.

Moving to the second floor, we come to a great sized loft room, which has an abundance of natural light provided via two Velux skylights. The room benefits from built-in storage, newly fitted carpeted flooring, creating a versatile and well-appointed space.



Accommodation

Entrance Hall 1.27m x 4.90m (4'2" x 16'1"): Opening from the front door, a bright and spacious entrance hall with double-height ceilings, The hall leads effortlessly to the main living room/bedroom 3, and steps down to a downstairs WC & the utility area, while an original staircase ascends to the first-floor landing.

Living Room/Bedroom 3 3.50m x 4.02m (11'6" x 13'2"): Sizeable bay window to the front aspect., built-in wardrobes, wall-mounted radiator, newly fitted carpeted flooring, and opening to an en-suite bathroom.

Family Room 3.22m x 3.28m (10'7" x 10'9"): Feature fireplace with built-in storage to the right of the chimney breast, wall-mounted radiator, laminate flooring and steps leading down into the open-plan kitchen/dining area.

Kitchen Dining Room 4.47m x 3.05m (14'8" x 10'): Fitted with matching base/wall units with ample worktop space, tiled splashback, built-in electric oven, induction hob with extractor above, plumbing for a washing machine/dryer, space for a undercounter fridge/freezer, inset stainless steel sink with mixer-tap, porcelain floor tiles, and double doors opening to the rear garden.

Landing 1.57m x 3.49m (5'2" x 11'5"): Opening to both double bedrooms, Velux skylight and stairs to the loft room & main bathroom.

Bedroom 1 5.00m x 4.00m (16'5" x 13'1"): Generous double bedroom with bay window to front, wall-mounted radiator, built-in wardrobes, newly fitted carpeted flooring and opening to a fully fitted en-suite bathroom.

Bedroom 2 3.99m x 6.57m (13'1" x 21'7"): Sizeable double bedroom with window to the rear over-looking the garden, wall-mounted radiator, built-in wardrobes, newly fitted carpeted flooring and opening to a fully fitted en-suite bathroom.

Bathroom 2.10m x 1.89m (6'11" x 6'2"): Fitted with a corner shower unit with folding glass door, mains fed shower, a WC, pedestal wash hand basin with mixer-tap, wall-mounted radiator, Velux skylight and tiled floor to ceiling.

Loft Room 3.92m x 4.91m (12'10" x 16'1"): Good-sized loft room with two Velux skylights, built-in storage and newly fitted carpeted flooring.





Outside:

Steps lead from the rear of the home to a spacious, fully enclosed, low-maintenance rear garden. This attractive outdoor space features newly refurbished raised flower beds and the convenience of an outside water tap. On-street resident permit parking is also available

Special Features & Services

- Double Bay Fronted Home
- Three Generous Bedrooms with En-suite Bathrooms
- Open Plan Living
- Loft Room
- Gas Central Heating
- Recently Re-decorated
- Low- maintenance rear Garden

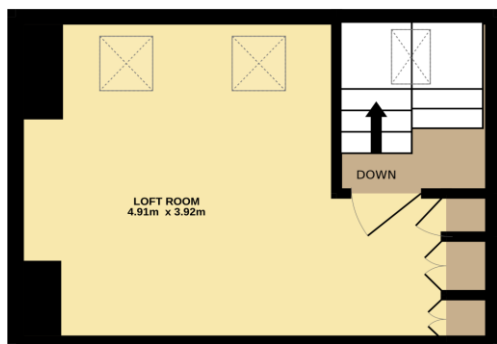
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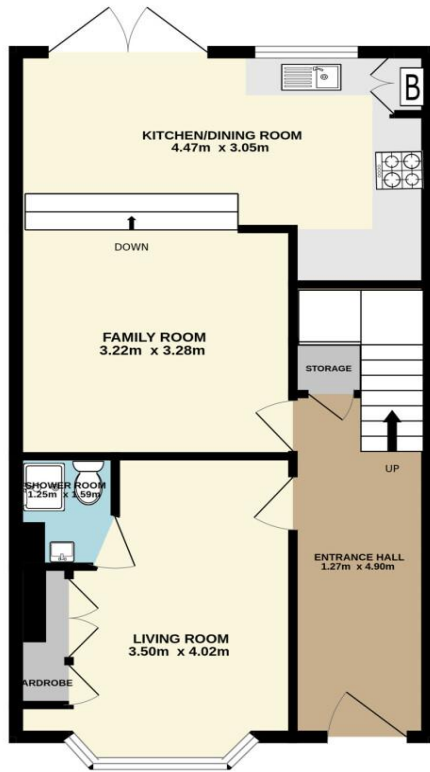
Location: The location is second to none being within just a short stroll of a wealth of amenities both social and essential including The New Children's Hospital, an abundance of shops, bars and restaurants, and a short walk to the Red Luas line and many bus routes. Many schools and colleges including St Catherine's, Griffith College and Portobello College are located close by.



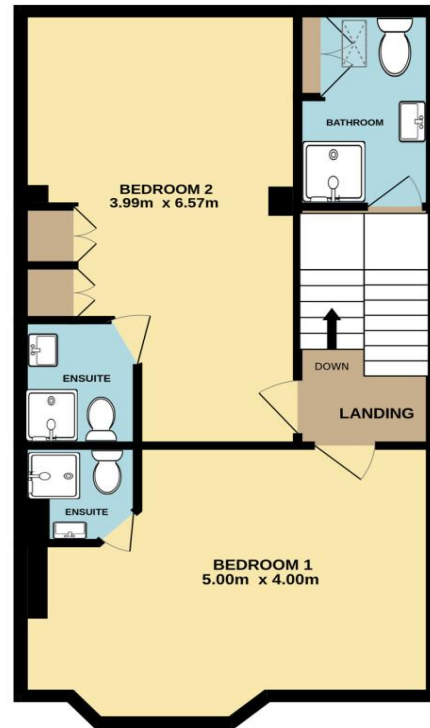
2ND FLOOR



GROUND FLOOR



1ST FLOOR



Not to scale, identification only
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MORTGAGE ADVICE

SOLICITOR

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