

# For Sale

Asking Price: €395,000

Sherry  
FitzGerald



74 Goldenbridge Avenue,  
Inchicore, Dublin 8, D08 V9V9

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



Upon entering this charming property, you're greeted by a light-filled and spacious entrance hall, leading to both the inviting living room and the expansive open plan kitchen/dining area. The living room boasts generous proportions, featuring a front-facing window, a feature fireplace, and original timber flooring.

The open plan kitchen/dining room is wonderfully bright, with abundant natural light streaming in through the sliding patio door and rear garden entrance, offering access to the sun-soaked south-facing garden. The kitchen is equipped with matching base and wall units, ample worktop space, a tiled splashback, and provisions for free-standing appliances. The adjoining dining area features a charming fireplace, a wall-mounted radiator, and laminate flooring.



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 rear-facing window, a built-in wardrobe, and original timber flooring. Bedroom 2 mirrors this spaciousness, offering a front-facing window, a built-in wardrobe, and original timber flooring. Bedroom 3 is a comfortable single bedroom with a front-facing window and original timber flooring. The family bathroom is complete with an opaque rear-facing window, a deep-fill bath with a shower above, a foldable glass shower screen, a WC, a wash hand basin, and floor-to-ceiling tiling.



Outside, the property boasts off-street parking via the driveway and a delightful south-facing rear garden, landscaped with paved areas and raised flower beds. This home is a blank canvas offering a perfect blend of comfort, space, and convenience, making it an ideal choice for families or those seeking a smart investment opportunity.

## Accommodation

**Entrance Hall** 1.54m x 3.06m (5'1" x 10'): On entering the property we come to a light and spacious hallway with stairs to first floor landing, leading to both the living room and the open plan kitchen/dining room.

**Living Room** 3.99m x 3.06m (13'1" x 10'): Window to front aspect, feature fireplace, wall mounted radiator and original timber flooring.

**Kitchen Dining Room** Fitted with matching base/wall units with ample worktop space, tiled splash back, space for free standing oven and white goods.

**Bedroom 1** 3.42 x 2.93m (3.42 x 9'7"): Sizeable double bedroom with window to rear aspect, built in wardrobe and original timber flooring.

**Bedroom 2** 3.42m x 3.65m (11'3" x 12'): Sizeable double bedroom with window to front aspect with built in wardrobe and original timber flooring.

**Bedroom 3** 2.11m x 2.74m (6'11" x 9'): Sizeable single bedroom with window to front aspect, wall mounted radiator and original timber flooring.

**Bathroom** 2.11m x 1.65m (6'11" x 5'5"): Opaque window to rear aspect, deep fill bath with shower above, foldable glass shower screen, WC, wash hand basin and tiled floor to ceiling.

**Outside** Off street parking to the front of the property and an enclosed south facing rear garden with raised flower beds and patio.



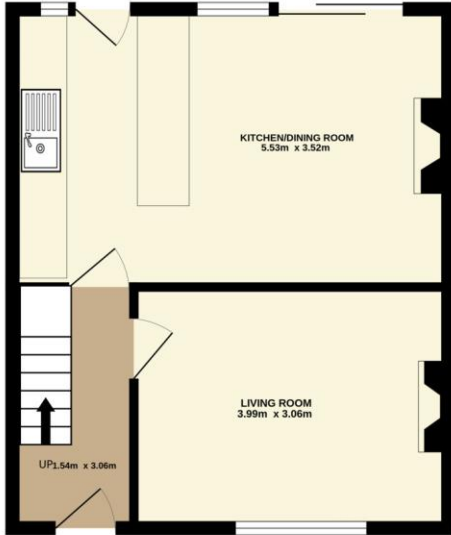


This fantastic property in Dublin 8 is surrounded by a wealth of amenities, including schools, shops, sports, and recreational facilities, making it an ideal location for families and professionals alike. With its close proximity to Dublin City Centre and the new Children's National Hospital, it offers both convenience and accessibility. Whether you're looking for a new home or a solid investment opportunity, this property offers immense potential in a central and convenient location.

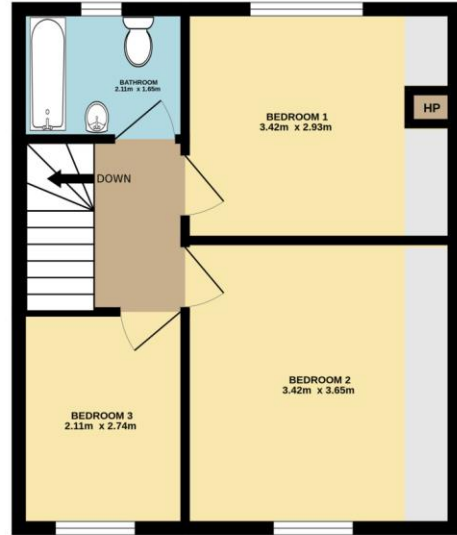
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GROUND FLOOR



1ST FLOOR



Not to scale, identification only  
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