

For Sale

Asking Price: €525,000

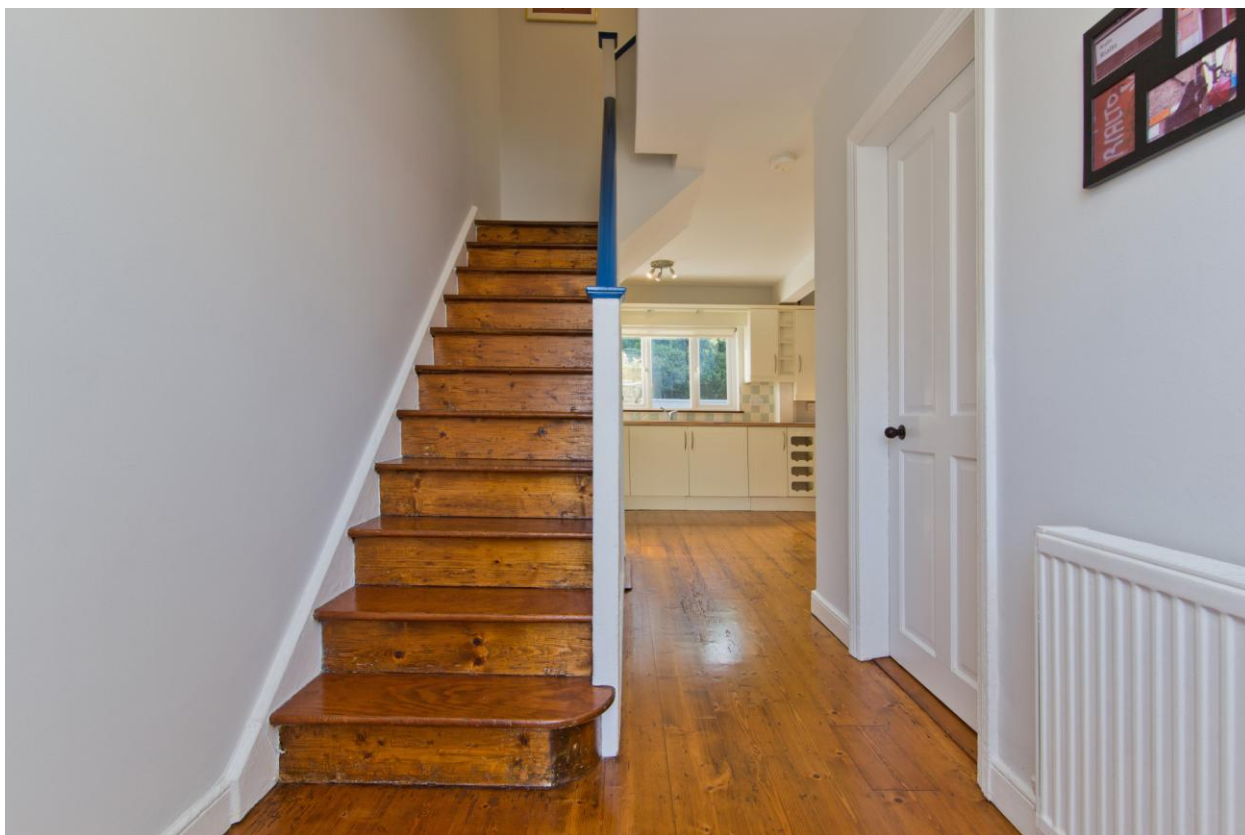
Sherry
FitzGerald



94 New Ireland Road,
Rialto,
Dublin 8,
D08 CAE4

BER C

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire a beautifully modernised three-bedroom period mid-terrace family home on New Ireland Road, boasting a generous rear garden and valuable off-street parking. Maintained to an exceptionally high standard throughout, this impressive property offers well-proportioned and versatile accommodation designed to meet the needs of modern family living, while retaining many attractive period features.

Upon arrival, a charming open porch with attractive, chequered tiled flooring creates a welcoming first impression and leads through the original front door, adding character and timeless appeal. The entrance hall opens to a generously proportioned living room featuring a large front-facing window that floods the space with natural light, a feature fireplace, bespoke built-in storage and shelving on either side of the chimney breast, and original timber floorboards that enhance the room's warmth and character.

To the rear, the open-plan kitchen/dining area forms the heart of the home. The kitchen is fitted with a range of matching base and wall units complemented by ample worktop space and a tiled splashback. It features a built-in electric oven, gas hob with extractor hood overhead, inset stainless steel sink with mixer tap, integrated dishwasher, and a wall-mounted gas-fired boiler. The generous dining area provides an excellent space for both everyday family living and entertainment, centered around a charming fireplace. Double doors open onto a raised patio area, which enjoys an elevated outlook over the rear garden and creates a seamless connection between indoor and outdoor living.

Upstairs, a bright and spacious landing leads to three well-appointed bedrooms and the family bathroom. Bedroom One is a sizeable double bedroom featuring a large front-facing window that floods the room with natural light. There is ample space for freestanding wardrobes and additional bedroom furniture, while the original timber floorboards add warmth, character, and period charm. Bedroom Two is a generous double bedroom enjoying a large rear-facing window overlooking the private rear garden. The room benefits from original timber flooring and offers ample space for freestanding wardrobes. Bedroom Three is a well-proportioned single bedroom with a window to the front aspect, a wall-mounted radiator, and original timber flooring.

The accommodation is completed by the family bathroom, featuring an opaque rear-facing window, a deep-fill bath with bath taps and separate shower attachment, WC, pedestal wash hand basin with mixer tap, heated towel rail, partial wall tiling, and tiled flooring.



Accommodation

Porch 1.82m x 0.61m (6' x 2'): A charming open porch featuring attractive chequered tiled flooring, creating a welcoming first impression and leading through to the original front door, adding character and period appeal to the home.

Entrance Hall 1.82m x 2.64m (6' x 8'8"): Welcoming entrance hall accessed via the original front door, with stairs rising to the first-floor landing. The hallway provides access to convenient under-stairs storage, the living room, and the generously proportioned open-plan kitchen/dining room.

Living Room 3.93m x 3.24m (12'11" x 10'8"): A generously proportioned living room featuring a large front-facing window that fills the space with natural light, a feature fireplace, bespoke built-in storage and shelving on either side of the chimney breast, and original timber floorboards.

Open Plan Kitchen/Dining Room 5.76m x 3.64m (18'11" x 11'11"): Fitted with a range of matching base and wall units complemented by ample worktop space and a tiled splashback. The kitchen is fitted with a built-in electric oven, gas hob with extractor hood overhead, inset stainless steel sink with mixer tap, integrated dishwasher, and a wall-mounted gas-fired boiler.

The generous dining area provides an excellent space for both everyday family living and entertaining, featuring a charming fireplace as a focal point. Double doors open onto a raised patio area, which enjoys an elevated outlook over the rear garden.

Landing 2.30m x 2.38m (7'7" x 7'10"): Bright and spacious landing which leads to three good-sized bedrooms and the family bathroom.

Bedroom 1 3.45m x 3.64m (11'4" x 11'11"): A sizeable double bedroom featuring a large front-facing window that floods the room with natural light. The room offers ample space for freestanding wardrobes and additional bedroom furniture, while the original timber floorboards add warmth, character, and period charm.

Bedroom 2 3.45m x 3.25m (11'4" x 10'8"): A generous double bedroom enjoying a large rear-facing window overlooking the private rear garden. The room benefits from original timber flooring and offering ample space for freestanding wardrobes.

Bedroom 3 2.30m x 2.50m (7'7" x 8'2"): A well-proportioned single bedroom with a window to the front aspect, a wall-mounted radiator, and original timber flooring.

Bathroom 2.30m x 2.00m (7'7" x 6'7"): Opaque window to the rear aspect, fitted with a deep-fill bath with bath taps and separate shower attachment, WC, pedestal wash hand basin with mixer tap, heated towel rail, and tiled flooring.





Outside:

The property benefits from ample off-street parking to the front, with gated pedestrian access and a pathway leading to the front door, nestled between a beautifully planted flower bed and a manicured lawn, creating an attractive first impression.

To the rear, the exceptionally private garden is predominantly laid in lawn and enhanced by raised flower beds constructed with railway sleepers, providing colour and character throughout the seasons. A sizeable sandstone patio extends directly from the house, offering the perfect setting for outdoor dining, entertaining, or simply relaxing in the tranquil surroundings.

Special Features & Services

- Modernised Period Mid-Terrace Home
- Turnkey Condition
- Original Period Features Retained
- Three Generous Bedrooms
- Gas Fired Central Heating
- Off-Street Parking

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Location:

New Ireland Road enjoys a highly convenient setting in the heart of Rialto, one of Dublin 8's most vibrant and well-established residential neighbourhoods. The property is within walking distance of Dublin city centre and benefits from an excellent range of local amenities and transport links. Ideally positioned just a five-minute walk from both the new National Children's Hospital and the St. James's Hospital campus, the location is particularly appealing to healthcare professionals and families alike. Excellent transport connections are readily available, including two nearby LUAS Red Line stops, numerous Dublin Bus routes along the South Circular Road, Heuston Station, and convenient access to the M50 motorway. Dublin City Centre is also within comfortable walking distance.

The area is further enhanced by a wealth of recreational, cultural, and heritage amenities. The Phoenix Park, is approximately 3km away and offers extensive green spaces, walking trails, and sporting facilities. Other nearby attractions include the Irish Museum of Modern Art (IMMA) at the Royal Hospital Kilmainham, Kilmainham Gaol, Kilmainham Courthouse, the War Memorial Gardens, and the scenic River Liffey walkway, all of which contribute to the area's unique character and appeal.

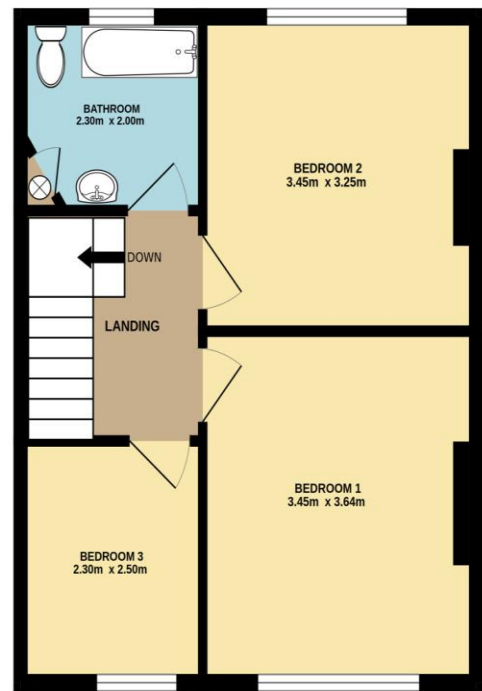
Combining exceptional convenience with a rich array of local amenities, New Ireland Road offers a superb lifestyle opportunity in one of Dublin's most sought-after city.



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MORTGAGE ADVICE

SOLICITOR

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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