

For Sale

Asking Price: €995,000

Sherry
FitzGerald



588 South Circular Road,
Kilmainham,
Dublin 8,
D08XPWO

BER D1

sherryfitz.ie



Sherry FitzGerald are delighted to present a rare and exciting opportunity to acquire No. 588 South Circular Road, the house is an extremely impressive Edwardian three-bedroom family home with additional, original loft room and vehicular rear access. The property boasts an array of original period features which results in a home that is full of character and charm.

Behind the quaint exterior the accommodation comprises a welcoming entrance hall with double height ceilings with ornate cornicing, ceiling rose, an original mahogany staircase with brasses to the first-floor landing, original timber floorboards and opening to both the sitting room and the main living room. The living room is to the front of the home with double height bay window to the front aspect with original antique glass, cornicing & centre rose solid brass chandelier, feature fireplace with marble mantelpiece, cast iron inset, slate hearth, original timber floorboards and fold back double doors to the sitting room. The sitting room itself, currently being used as a playroom, mirrors the spaciousness of the front living room and boasts an abundance of charm with bespoke cabinetry either side of the original marble fireplace, cornicing & centre rose, wall panelling, original timber floorboards and Gunstock French doors opening into the room itself which leads out to the rear garden.

Moving to the charming and traditionally styled kitchen which is of good size and benefits from an abundance of natural light, which is provided via the rear/side facing windows overlooking the courtyard to the side of the home and the rear garden. The kitchen is fitted with matching base/wall units with Balmoral red granite worktop, matching splashback, built in Gas Aga range cooker, plumbing for washing machine, integrated Bosch dishwasher, integrated fridge/freezer, wall mounted gas boiler, rear door to the garden and encaustic-style Victorian geometric floor tiles.

Moving to the first floor, you'll find a bright double height split landing, three spacious double bedrooms and a well-appointed bathroom.

Bedroom One is a truly superb, generously sized double master bedroom spanning the full width of the house with double bay window to the front aspect, feature fireplace with tiled hearth, built-in wardrobes, ceilings with ornate cornicing, ceiling rose, picture rails, free standing, bespoke vanity unit with inset sink & mixer tap and original timber floorboards. Bedroom Two is a sizeable double bedroom with window to the rear aspect, feature fireplace with ornate cornicing, ceiling rose, picture rails, and original timber floorboards. Bedroom Three is a good-size double bedroom with window to the rear aspect, feature fireplace with tiled hearth, decorative coving and original timber floorboards. The bathroom is complete with an opaque window to rear aspect, fitted with a traditional double-ended freestanding bath, corner shower unit with mains fed rainfall shower with separate handle, glass sliding door, feature vanity unit with inset sink & mixer tap and finished with Italian porcelain floor tiles.

Moving to the second floor we come to a generous loft room, which is ideal for a home office, with a large Velux roof light, access to the eave storage, feature Archer brick support and original timber floorboards.

This completes the living accommodation though this beautiful home and we highly recommend viewing.



Accommodation

Entrance Hall 7.86m x 2.30m (25'9" x 7'7"): Opening from the stained-glass front door into a bright & spacious entrance hall which opens to the main living room & sitting living room, fitted with an original mahogany staircase with brasses to the first-floor landing, double height ceilings with ornate cornicing, ceiling rose, original timber floorboards and steps down to the downstairs WC & kitchen.

Living Room 4.20m x 5.82m (13'9" x 19'1"): Double height bay window to the front aspect with original antique glass, cornicing & centre rose solid brass chandelier, feature fireplace with marble mantelpiece, cast iron inset, slate hearth, original timber floorboards and fold back double doors to Dining room.

Sitting Room 3.80m x 4.00m (12'6" x 13'1"): Gunstock French doors opening into the room itself which leads out to the rear garden, bespoke cabinetry either side of the original marble fireplace, cornicing & centre rose, wall panelling and original timber floorboards.

Downstairs WC 1.34m x 0.99m (4'5" x 3'3"): Fitted with a WC, wall mounted wash hand basin with mixer tap and tiled flooring.

Open Plan Kitchen/Dining Room 3.40m x 6.30m (11'2" x 20'8"): Windows to the side & rear aspect overlooking the rear garden, fitted with matching base/wall units with balmoral red granite worktop, matching splashback, built in Gas Aga range cooker, plumbing for washing machine, integrated dishwasher, integrated fridge/freezer, wall mounted gas boiler, rear door to the garden and encaustic-style Victorian geometric floor tiles.

Landing 2.13m x 5.63m (7' x 18'6"): Split level landing over two floors which leads to the three sizeable double bedrooms, family bathroom and stairs to the loft room.

Bedroom 1 6.10m x 5.82m (20' x 19'1"): Generously sized double bedroom spanning the full width of the house with double bay window to the front aspect, feature fireplace with tiled hearth, built-in wardrobes, ceilings with ornate cornicing, ceiling rose, picture rails, free standing vanity unit with inset sink & mixer tap and original timber floorboards.

Bedroom 2 3.97m x 4.00m (13' x 13'1"): Sizeable double bedroom with window to the rear aspect, feature fireplace with tiled hearth, ceilings with ornate cornicing, ceiling rose, picture rails, and original timber floorboards.

Bedroom 3 3.40m x 4.67m (11'2" x 15'4"): Good-size double bedroom with window to the rear aspect, feature fireplace with tiled hearth, decorative coving and original timber floorboards.

Bathroom 2.13m x 2.70m (7' x 8'10"): Opaque windows to the side aspect, fitted with a traditional double-ended freestanding bath, corner shower unit with mains fed rainfall shower with separate handle, glass sliding door, feature vanity unit with inset sink & mixer tap and finished with Italian porcelain floor tiles.

Loft Room 6.10m x 2.81m (20' x 9'3"): Fitted with a large Velux roof light, access to the eave storage, feature Archer brick support and original timber floorboards.





Outside:

The enclosed rear garden is extremely private which is approximately 45ft in length and is finished with a mix of sandstone patio slabs which lead from the home itself and a featured central lawned area. To the rear of the garden is a good-sized garage area with rear 4.5-meter-wide vehicular access. The current owners have been granted planning permission to renovate & extend the garage and add an automatic, vehicular roller gate and separate pedestrian entrance. At the front of the home there is an enclosed front garden which is mainly laid to lawn with gated pedestrian access leading to the front door.

Special Features & Services

- Charming Period Home
- Abundance Of Original Features
- Two Reception Rooms
- Three Double Bedrooms
- Well Planted & Private Garden
- Rear Access & Garage
- Planning Permission To Renovate & Extend Existing Garage.

BER BER D1, BER No. 115953424





Location:

The location of the property is ideal - this tree lined stretch of the South Circular Road lies at the heart of Kilmainham which offers a wealth of amenities both social and essential including The New Children's Hospital, an abundance of shops, bars and restaurants in Rialto and Kilmainham, and a short walk to the Phoenix Park, the War Memorial Gardens, Hueston Station, the Luas red line, many bus routes, and several Dublin Bikes stands.. Many schools and colleges including St Catherine's, Griffith College and Portobello College are located close by. The M50 Motorway is within a 10 minute drive.



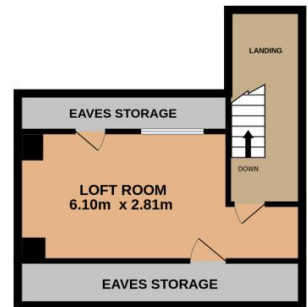
GROUND FLOOR



1ST FLOOR



LOFT ROOM



Not to scale, identification only
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MORTGAGE ADVICE

SOLICITOR

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