

# For Sale

Asking Price: €725,000

Sherry  
FitzGerald



2 Poddle View,  
Kimmage,  
Dublin 12,  
D12 KD8V

BER A2

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



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire a modern and stylish four-bedroom semi-detached family home at Puddle View. The home itself was completed in 2021 to an extremely high standard, with well-proportioned useable accommodation throughout the property and is further enhanced by a good-sized rear garden and gated private parking.

Upon entering this charming property, you're greeted by a light-filled and spacious entrance hall with stairs to the first-floor landing, understairs storage, downstairs WC, living room and the open plan kitchen/dining/room.

The real hub of the home is the open plan kitchen/dining room, which is a great place for family dining and entertaining. The attention to detail is second to none and has been finished to an extremely high standard. The kitchen/dining area itself has an abundance of natural light which is provided a rear facing window & sliding patio door which both overlook the landscaped rear garden.

The kitchen area is fitted with an array of soft grey matching base/wall units, with ample quartz worktop, built-in electric oven, integrated micro/oven, induction hob with extractor above, built in dishwasher, integrated fridge/freezer, a good-sized Island/Breakfast bar with inset basin sink & mixer tap, pull out larder and wood effect porcelain floor tile. Located just off the kitchen is a very useable utility room, which has been fitted with floor to ceiling wall units providing ample storage, plumbing for a washing machine and dryer.

Moving to the first floor, you'll find three spacious double bedrooms, stairs to the second-floor landing and a well-appointed family bathroom.

Bedroom One is a generously sized double bedroom with a front-facing window, fitted built-in wardrobes, providing ample storage, carpeted floor coverings and opening to the en-suite bathroom. Bedroom Two mirrors this spaciousness of the front room, offering a rear-facing window overlooking the garden and carpeted floor coverings. Bedroom Three is a comfortable double bedroom with a rear-facing window and carpeted floor coverings. A beautifully finished family bathroom which has been finished with a deep fill bath with shower over, pivoting glass shower screen, vanity unit with inset sink & mixer tap, WC and tiled floor to ceiling.

Moving to the second floor we find a very generous fourth bedroom with an en-suite bathroom, which is currently being used as the main bedroom for the home. The room itself is finished to a very high standard with bespoke built in wardrobes providing ample storage, Velux Cabrio Roof Balcony, eave storage, carpeted floor coverings and opening to the en-suite bathroom.

This completes the living accommodation in this beautiful home.





## Accommodation

**Entrance Hall** 2.02m x 5.50m (6'8" x 18'1"): Bright and spacious entrance hall with stairs to the first-floor landing and leading to the living room, downstairs WC, understairs storage and finished with a wood effect porcelain floor tile.

**Living Room** 3.52m x 4.38m (11'7" x 14'4"): Large front facing window which allows a generous amount of natural light into this great space, custom media wall with inset gas fire, double height ceilings, and a wood effect porcelain floor tile.

**Open Plan Kitchen/Dining Room** 3.65m x 5.91m (12' x 19'5"): Fitted with an array of soft grey matching base/wall units, with ample quarts worktop, built-in electric oven, integrated micro/oven, induction hob with extractor above, built in dishwasher, integrated fridge/freezer, a good-sized Island/Breakfast bar with inset basin sink & mixer tap, pull out larder, wood effect porcelain floor tile and sliding door to the garden.

**Utility Room** 2.02m x 1.14m (6'8" x 3'9"): Located just off the kitchen which has been fitted with matching base/wall units with ample worktop space, plumbing for washing machine and wood effect porcelain floor tile.

**Downstairs WC** 1.5m x 1.56m (4'11" x 5'1"): Finished with decorative timber wall panelling, WC, wash hand basin with mixer tap and patterned floor tiles.

**Bedroom 1** 3.45m x 3.36m (11'4" x 11'): Generously sized double bedroom with a front-facing window, fitted built-in wardrobes, providing ample storage, carpeted floor coverings and opening to the en-suite bathroom.

**En-Suite** 2.41m 2.08m (7'11" 6'10"): Opaque front facing window, corner shower unit - double glass sliding doors with mains fed rainfall shower, feature vanity unit with inset sink, mixer tap, WC and tiled floor to ceiling.

**Bedroom 2** 3.56m x 3.27m (11'8" x 10'9"): Generously sized double bedroom with a rear-facing window, decorative wall panelling and carpeted floor coverings.

**Bedroom 3** 3.27m x 2.28m (10'9" x 7'6"): Good sized double bedroom with a rear-facing window and carpeted floor coverings.

**Family Bathroom** 2.07m x 1.66m (6'9" x 5'5"): Fitted with deep fill bath with shower over, pivoting glass shower screen, vanity unit with inset sink & mixer tap, WC and tiled floor to ceiling.

**Bedroom 4** 6.78m x 3.74m (22'3" x 12'3"): Currently used as the main bedroom which is a great room which is fitted with bespoke built in wardrobes providing ample storage, Velux Cabrio Roof Balcony, eve storage, carpeted floor coverings and opening to the en-suite bathroom.

**En-Suite** 1.72m x 2.5m (5'8" x 8'2"): Velux roof light to rear aspect, walk in Crittall corner shower enclosure with sliding door, mains fed rain fall shower with separate handle, Stiffkey blue feature vanity until with inset sink & mixer tap, WC, beveled wall tiles and patterned floor tiles.





### Outside:

The development is accessed via electrically operated gates with ample off-street parking to the front of the home for up to 3 cars which has been finished in block paving. There is gated side access to the delightful rear garden which is extremely private and has also benefited from a completed make over in recent years with raised flower beds boarding the lawned area and a sizeable patio area finished with limestone patio slabs.

### Special Features & Services

- New Home 2021
- Turnkey Condition
- Open Plan Kitchen/Dining Room
- Underfloor Heating
- Four Double Bedrooms
- Two En-Suite Bathrooms
- Gated Development
- Off-Street Parking

**BER** BER A2, BER No. 113526131







### Location:

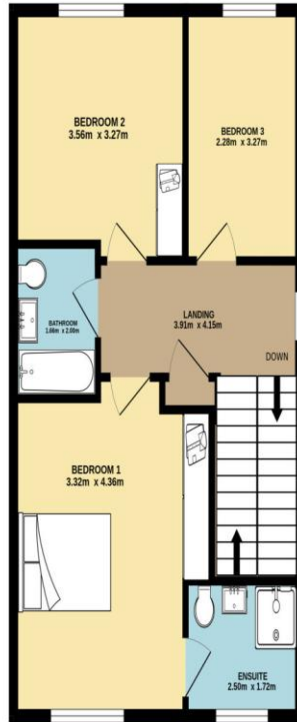
Located in an area of unparalleled convenience with every amenity on your doorstep. The property is within close proximity of some of South Dublin's best junior and secondary schools in Kimmage, Harold's Cross and Terenure. Also on the doorstep are an excellent array of local shops, churches, restaurants, 30 minutes walking distance to St. Stephen's Green and a short stroll to Harold's Cross, Terenure, Rathmines and Templeogue. Transport facilities are well catered for, with easy access to the M50, whilst regular buses will take you into the City Centre and beyond.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Not to scale, identification only  
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**MORTGAGE ADVICE**

**SOLICITOR**

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