

# For Sale

Asking Price: €495,000

Sherry  
FitzGerald



63 New Ireland  
Road, Rialto,  
Dublin 8, D08  
PRF3

BER E2

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



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire a three-bedroom end of terrace family home on New Ireland Road. The property has been lovingly maintained over the years with well-proportioned accommodation throughout the property. This is further enhanced by a mature front and rear garden with off-street parking and gated side access.

Upon entering this charming property, you're greeted by a light-filled and spacious entrance hall with stairs to the first-floor landing, understairs WC, opening to both the main living room, dining room and sitting room. The spacious living room has a front facing window, feature fireplace and laminate flooring. The sizable living room has a rear facing window overlooking the garden, feature fireplace and laminate flooring. The dining room itself is of good size with a side door to the rear garden and opening through to the kitchen.

The kitchen has been fitted with matching base/wall units, ample worktop space with tiled splash back, fitted electric oven with hob above, stainless steel sink and plumbing for washing machine.

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 front-facing window and carpeted floor coverings. Bedroom 2 mirrors this spaciousness of the front room, offering a rear-facing window overlooking the garden and carpeted floor coverings. Bedroom 3 is a comfortable single bedroom with a front-facing window and timber flooring. The family bathroom is complete with an opaque rear-facing window, a deep fill bath with mixer tap and shower above, a WC, a wash hand basin with mixer tap and tiled flooring. This completes the living accommodation throughout the home.



## Accommodation

**Entrance Hall** Sizeable enclosed porch with door opening to front.

**Hallway** 1.96m x 4.85m (6'5" x 15'11"): Opening from the front door to a bright and spacious hallway with stairs leading to first floor landing with understairs WC, leading to both the living room, sitting room and dining room.

**Living Room** 3.63m x 2.39m (11'11" x 7'10"): Sizable living room with window to front aspect, feature fireplace and laminate flooring.

**Sitting Room** 3.63m x 3.52m (11'11" x 11'7"): Window to rear aspect, overlooking the mature rear garden with feature fireplace with inset fire and laminate flooring.

**Dining Room** 2.05m x 3.67m (6'9" x 12'): Dining room with access to rear garden, opening to the kitchen, and laminate flooring.

**Kitchen** 2.33m x 2.62m (7'8" x 8'7"): Fitted with matching base/wall units, ample work top with tiled splash back, built in electric oven with hob above, inset stainless steel sink with mixer tap, plumbing for washing machine and tiled floor coverings.

**Landing** 2.10m x 3.07m (6'11" x 10'1"): Spacious landing with window to side aspect and loft access.

**Bedroom 1** 3.50m x 4.08m (11'6" x 13'5"): Sizable double bedroom with window to front aspect, wall mounted radiator and carpeted floor coverings.

**Bedroom 2** 3.12m x 3.54m (10'3" x 11'7"): Sizable double bedroom with window to rear aspect, wall mounted radiator and carpeted floor coverings.

**Bedroom 3** 2.52m x 2.39m (8'3" x 7'10"): Spacious single bedroom, with window to front aspect, and carpeted floor coverings.

**Bathroom** Opaque rear-facing window, a deep fill bath with mixer tap and shower above, a WC, a wash hand basin with mixer tap and tiled flooring

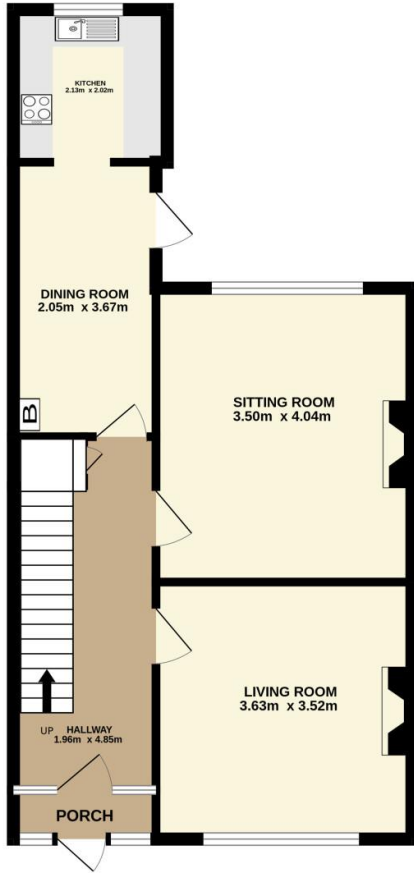




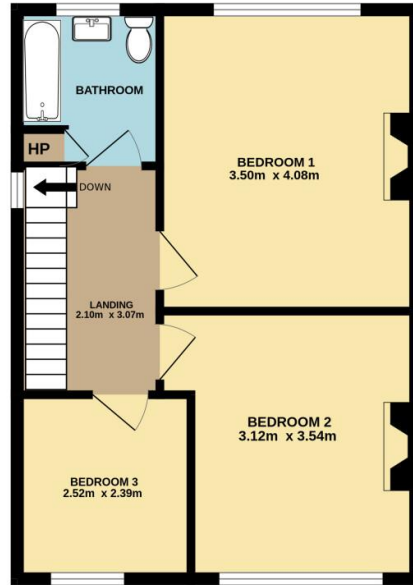
**BER** BER E2, BER No. 106700313



GROUND FLOOR



1ST FLOOR



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**NEGOTIATOR**

Eoin Boylan  
Sherry FitzGerald  
3 Sundrive Road, Kimmage,  
Dublin 12, D12 V9HV  
T: 01 4922 444  
E: sundrive@sherryfitz.ie

sherryfitz.ie

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