

For Sale

Asking Price: €475,000

Sherry
FitzGerald



31 Devenish Road,
Kimmage,
Dublin 12,
D12 E2R7

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire an extended three-bedroom mid-terrace family home on Devenish Road, Kimmage, with the added benefit of a sizeable Garden Studio. No. 31 has been lovingly maintained over the years with well-appointed accommodation throughout the home.

Upon entering this charming property, you are greeted by a good-sized entrance hall with stairs to the first-floor landing and leading through to the main living room. The living room is a great size room with a feature fireplace with tiled hearth, understairs storage and finished with Herringbone wood flooring. To the rear of the living room, we come to an inner-hallway which opens to the well appointed family bathroom, understairs storage and open plan kitchen/dining room. The family bathroom has been finished to an extremely high standard with a double walk-in shower with fixed glass screen, rainfall shower with separate handle, bevelled tiled feature wall, WC, wall mounted wash hand basin with mixer-tap, and tiled floor coverings.

The real hub of the home is the open plan kitchen/dining room which is a great space for cooking and family meals. The space has been well thought out with a large dining area to the rear, with a glass panel door opening to the garden and two side facing windows which allows lots of natural light to this great space. The kitchen itself has been fitted with matching base/wall units, ample quartz worktop space, inset stainless steel sink with mixer tap, integrated dishwasher, space for free standing fridge/freezer, space for a Smeg range cooker with induction hob & extractor above, inset led spotlights, wall mounted radiator Herringbone wood flooring and a glass panel door opening to the rear garden.

Moving to the first floor, we come the main landing and three good sized bedrooms.

Bedroom One is a generously sized double bedroom with a front-facing window, decorative picture rails, built-in storage and original hardwood flooring. Bedroom Two is a spacious single bedroom offering a rear-facing window, wall mounted radiator and original timber flooring. Bedroom Three is a good-sized single bedroom offering a rear-facing window, wall mounted radiator and original timber flooring.

This completes the living accommodation in this beautiful home.



Accommodation

Hallway 1.36m x 1.15m (4'6" x 3'9"): Opening from the front door to an entrance hall with stairs to first floor landing and leading to the main living room.

Living Room 3.28m x 4.95m (10'9" x 16'3"): A large front facing window, feature fireplace with tiled hearth, understairs storage and finished with Herringbone wood flooring.

Storage (Living Room) 0.86m x 0.73m (2'10" x 2'5"): Understairs storage accessed via the main living room which provides great additional storage for the home.

Bathroom 2.23m x 1.77m (7'4" x 5'10"): Window to the rear, a double walk-in shower with fixed glass screen, rainfall shower with separate handle, bevelled tiled feature wall, WC, wall mounted wash hand basin with mixer-tap, and tiled floor coverings.

Open Plan Kitchen Dining Room 2.96m x 8.08m (9'9" x 26'6"): Fitted with matching base/wall units, ample quartz worktop space, inset stainless steel sink with mixer tap, integrated dishwasher, space for free standing fridge/freezer, space for a Smeg range cooker with induction hob & extractor above, inset led spotlights, wall mounted radiator Herringbone wood flooring and a glass panel door opening to the rear garden.

Inner Hallway 0.66m x 2.09m (2'2" x 6'10"): Opening to the family bathroom, the open plan kitchen/dining room and bespoke built-in storage.

Landing 2.23m x 0.83m (7'4" x 2'9"): Sizeable landing which opens to the three bedrooms.

Bedroom 1 4.25m x 3.72m (13'11" x 12'2"): Generously sized double bedroom with a front-facing window, decorative picture rails, built-in storage and original hardwood flooring.

Bedroom 2 1.91m x 3.02m (6'3" x 9'11"): Spacious single bedroom offering a rear-facing window, wall mounted radiator and original timber flooring.

Bedroom 3 2.23m x 2.13m (7'4" x 7'): Good-sized single bedroom offering a rear-facing window, wall mounted radiator and original timber flooring.

Garden Studio 4.08m x 3.15m (13'5" x 10'4"): The impressive garden studio is a great addition to the home featuring an abundance of natural light provided via a large Velux Skylight & front facing window overlooking the landscaped garden. The studio itself is insulated for all year-round comfort, with independence electric heating, making it ideal as a home office, creative workspace, or guest bedroom.





Outside: The property benefits from ample off-street parking provided by the large driveway to the front of the home, which has been finished with grey gravel stone and bordered by mature shrubbery with raised flowerbeds. The delightful rear garden is extremely private and very low maintenance. The current owners have finished the garden with a large porcelain tiled patio area which leads from the rear of the home all boarded by gravel making this garden a great place for entertaining with family and friends. The garden studio which is located to the rear of the garden is an excellent addition to the property and give owners great flexibility for an additional office space, playroom or guest bedroom for occasional use.

Special Features & Services

- Fully Renovated in 2019
- Extended Living Space
- Three Bedrooms
- Turnkey Condition
- Off-Street Parking
- Landscaped Rear Garden with Garden Studio

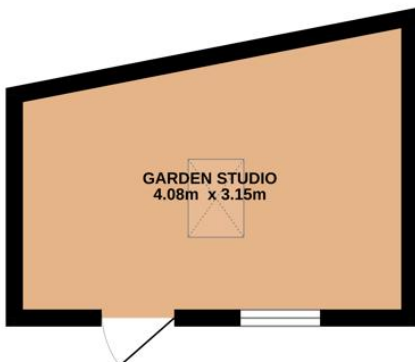




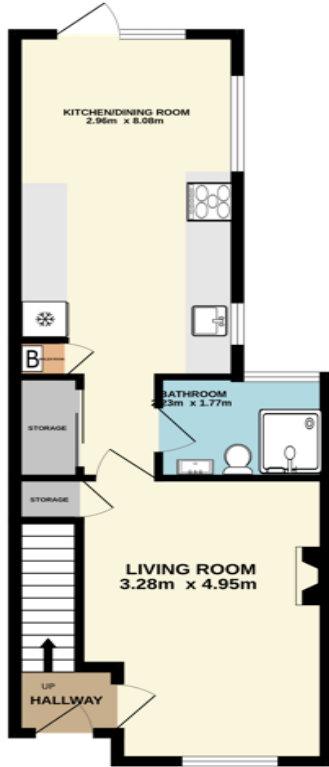
Location:

The location is second to none in terms of convenience with a host of nearby amenities in Sundrive, Kimmage, Terenure and Harold's Cross including shops, restaurants, established schools and the new National Children's Hospital on your doorstep. The area is serviced by an excellent road network and has host of bus routes providing easy access to the city centre, M50 and beyond. Properties presented in this manner are a rarity and early viewing is recommended.

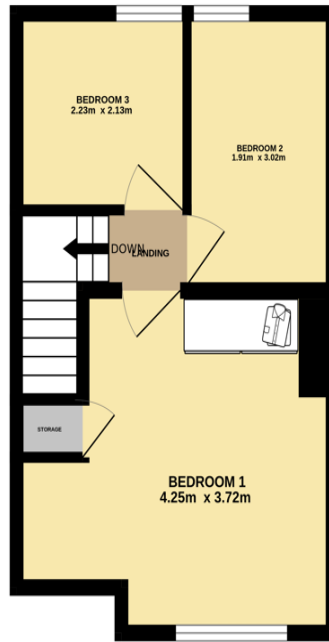
GARDEN STUDIO



GROUND FLOOR



1ST FLOOR



NEGOTIATOR
 Eoin Boylan
 Sherry FitzGerald
 3 Sundrive Road, Kimmage,
 Dublin 12, D12 V9HV

MORTGAGE ADVICE

SOLICITOR

sherryfitz.ie

GARDEN STUDIO

CO
 car.
 PSI

*.ie/terms, or
 conditions.*