

For Sale

Asking Price: €495,000

Sherry
FitzGerald



135 Clonmacnoise
Road,
Kimmage,
Dublin 12,
D12 R2T0

BER D2

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire an extended and stylish two-bedroom end of terrace home on Clonmacnoise Road. The property has been maintained to an extremely high standard, with well-proportioned accommodation throughout the home. Which is further enhanced by a large enclosed rear garden with 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 and leading to both the main living room and bedroom 3/sitting room. Bedroom 3 is a spacious ground floor bedroom with window to front aspect, wall mounted radiator, spotlights and carpeted floor coverings.

The living room itself is of good size with a window to side aspect, wall mounted radiator, carpeted flooring, spotlights, leading through to the kitchen & dining room.to the open plan kitchen dining room which benefits from two facing windows allowing lots of natural light into this space. The kitchen itself is fitted with matching base/wall units, ample worktop space, inset stainless steel sink with mixer tap, bevelled tiled splash back, integrated electric oven with gas hob above, extractor fan, integrated fridge/freezer & dishwasher, spotlights, laminate flooring, opening to the dining room and door leading to an inner hallway to the garden.

Moving to the first floor, you'll find two spacious bedrooms and a well-appointed family bathroom.

Bedroom 1 is a sizeable double bedroom with window to front aspect, built-in storage and carpeted flooring. Bedroom 2 is also a sizeable double bedroom with window to rear aspect overlooking the rear garden, wall mounted radiator and carpeted flooring. The family bathroom is fitted with an opaque window to the rear aspect, WC, feature vanity unit, centered basin, walk-in double shower with fixed shower screen, brushed gold mains fed rainfall shower/wall mounted shower arm, towel rail and tiled floor to ceiling.

This completed the accommodation throughout this beautiful home.



Accommodation

Porch 1.35m x 2.08m (4'5" x 6'10"): Leading from the front door with window to front aspect, tiled flooring and opening to the main entrance hall.

Entrance Hall 3.23m x 1.77m (10'7" x 5'10"): With stairs to first floor landing, leading to the main living room and bedroom 3.

Sitting Room/Bedroom 3 3.23m x 3.02m (10'7" x 9'11"): Spacious ground floor bedroom with window to front aspect, wall mounted radiator, spotlights and carpeted floor coverings.

Living Room 3.39m x 4.82m (11'1" x 15'10"): Sizeable living room with window to side aspect, wall mounted radiator, carpeted flooring, spotlights, leading through to the kitchen & dining room.

Kitchen 2.67m x 5.00m (8'9" x 16'5"): Fitted with matching base/wall units, ample worktop space, inset stainless steel sink with mixer tap, bevelled tiled splash back, integrated electric oven with gas hob above, extractor fan, integrated fridge/freezer & dishwasher, spotlights, laminate flooring, opening to the dining room and door leading to an inner hallway to the garden.

Dining Room 4.01m x 2.67m (13'2" x 8'9"): Located just off the kitchen, with windows to the rear aspect overlooking the garden and finished with spotlights, wall mounted radiator and laminate flooring.

Hall 1.81m x 1.00m (5'11" x 3'3"): Accessed via the kitchen area which leads to the back door to the garden.

Landing 1.54m x 0.86m (5'1" x 2'10"): Opening to both double bedrooms and the well-appointed bathroom.

Bedroom 1 4.00m x 3.80m (13'1" x 12'6"): Generous sized double bedroom with a front facing window, wall mounted radiator, built-in storage and carpeted floor coverings.

Bedroom 2 3.33m x 2.83m (10'11" x 9'3"): Sizeable double bedroom with a rear facing window, wall mounted radiator, and carpeted floor coverings.

Bathroom 1.48m x 1.96m (4'10" x 6'5"): Opaque window to the rear aspect, WC, feature vanity unit, centred basin, walk-in double shower with fixed shower screen, brushed gold mains fed rainfall shower/wall mounted shower arm, towel rail and tiled floor to ceiling.





Garden:

The delightful rear garden is extremely private and has benefited from a completed make over in recent years. Leading from the rear of the home there is a large patio area which is ideal for entertaining and is finished in grey sandstone paving slabs, boarded by a well-kept lawn area with stepping stones leading to a second patio area. Set to the rear of the property, this expansive garden offers a rare sense of privacy and natural beauty. Tucked away at the rear of the property, this enchanting woodland-style garden offers a peaceful natural escape. The space exudes potential for transformation into an exceptional outdoor sanctuary — whether as a landscaped garden, or a tranquil retreat.

Special Features & Services

- Fully Renovated + Extended Home
- Two Double Bedrooms with a Third ground floor bedroom.
- Combination Gas Fire Boiler
- Turnkey Condition
- Off-Street Parking & Gated Side Access
- Contemporary Landscaped Rear Garden with over 90ft.

BER BER D2, BER No. 111886578



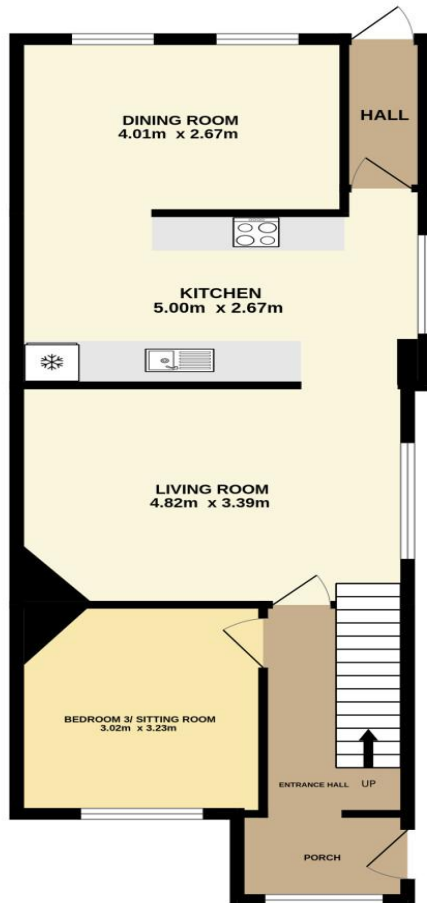


Location:

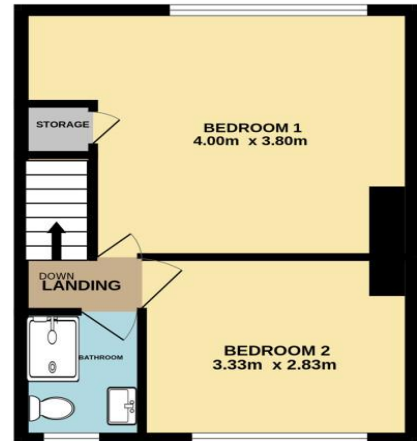
The location is second to none in terms of convenience with a host of nearby amenities in Sundrive, Kimmage, Terenure and Harold's Cross including shops, restaurants, established schools and the new National Children's Hospital on your doorstep. The area is serviced by an excellent road network and has 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.



GROUND FLOOR



1ST FLOOR



Not to scale. Identification only
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MORTGAGE ADVICE

SOLICITOR

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