

For Sale

Asking Price: €525,000

Sherry
FitzGerald



7 Glenmalure Park,
Rialto,
Dublin 8,
D08 YW4A

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire an extended and modern three-bedroom redbrick terraced home on Glenmalure Park. No. 7 has a prominent position with well-proportioned useable accommodation throughout the home. Which is further enhanced by private rear garden and a large garage with rear access.

Upon entering this charming property, you are greeted by a light-filled and spacious entrance hall with stairs to the first-floor landing, decorative timber wall panelling, laminate flooring and opening to both the main living room, sitting room and the sizeable kitchen/dining room. The living room is to the front of the home, which boasts generous proportions, featuring a front-facing bay window, feature fireplace and laminate flooring. The sitting room again is of good size with a feature fireplace, rear glass sliding door to the rear garden and laminate flooring.

The real hub of the home is the open plan kitchen/dining room which is of good size and also has abundance of natural light from the rear and side-facing windows. The kitchen area is fitted with an array of matching base/wall units, finished with a sizeable worktop, tiled splash back, space for free standing oven with extractor above, plumbing for dishwasher, space for free standing fridge/freezer, inset stainless steel sink with mixer tap and finished with Marlborough Parquet floor tiles.

Moving to the first floor, you will find three spacious bedrooms, a well-appointed family bathroom and a separate WC.

Bedroom 1 is a generously sized double bedroom with a front-facing bay window, built-in wardrobes, providing ample storage and engineered timber floor coverings. Bedroom 2 mirrors this spaciousness of the front room, offering a rear-facing window overlooking the garden, built in wardrobes and engineered timber floor coverings. Bedroom 3 is a comfortable single bedroom with a front-facing window, built in storage and engineered timber floor coverings.

The family bathroom is complete with an opaque side-facing window, corner shower unit with glass shower screen, a power shower, a WC, a wash hand basin with mixer tap and tiled floor coverings. There is also a separate WC located next to the family bathroom which is finished with a corner wash hand basin and WC. This completes the living accommodation in this beautiful home.



Accommodation

Porch 1.13m x 1.38m (3'8" x 4'6"): Opening to the inner porch with tiled floor coverings.

Entrance Hall 6.50m x 1.74m (21'4" x 5'9"): Opening from the front door with stairs to first floor landing, understairs storage, decorative timber wall panelling and laminate floor coverings.

Living Room 4.20m x 3.68m (13'9" x 12'1"): Bay window to front aspect, feature fireplace with tiled hearth, original picture rails and laminate floor coverings.

Sitting Room 3.33m x 4.11m (10'11" x 13'6"): Feature fireplace, rear glass sliding door to the rear garden and laminate floor coverings.

Kitchen Dining Room 6.85m x 2.40m (22'6" x 7'10"): Fitted with matching base/wall units, finished with a sizeable worktop, tiled splash back, space for free standing oven with extractor above, plumbing for dishwasher, space for free standing fridge/freezer, inset stainless steel sink with mixer tap, Marlborough Parquet floor tiles and rear door to garden.

Landing 5.98m x 1.63m (19'7" x 5'4"): Spacious landing with loft access and opening to the three sizeable bedrooms, the family bathroom and separate WC.

Bedroom 1 4.56m x 3.20m (15' x 10'6"): Sizeable double bedroom with bay window to front aspect, feature fireplace, built in wardrobes, original picture rails and engineered timber flooring.

Bedroom 2 3.20m x 3.47m (10'6" x 11'5"): Sizeable double bedroom with window to rear aspect, feature fireplace, built in wardrobes, original picture rails and engineered timber flooring.

Bedroom 3 3.30m x 1.92m (10'10" x 6'4"): Sizeable single bedroom with window to front aspect, built in storage and engineered timber flooring.

Bathroom 1.71m x 2.40m (5'7" x 7'10"): Opaque side-facing window, corner shower unit with glass shower screen, a power shower, a WC, a wash hand basin with mixer tap and tiled floor coverings.

WC 1.31m x 1.90m (4'4" x 6'3"): Fitted with corner wash hand basin, WC and tiled floor coverings.

Garage 6.66m x 4.49m (21'10" x 14'9"): Up and over garage door, power sockets, lighting and access from the South Circular Road.



**Outside:****BER**

To the front of the property there is a low maintenance garden with path leading to the front door. The delightful rear garden is extremely private with secure gated side access, which has been fully paved and boarded by a raised flower bed. To the rear of the garden there is a large garage with up and over garage door, power sockets, lighting and access from the South Circular Road.

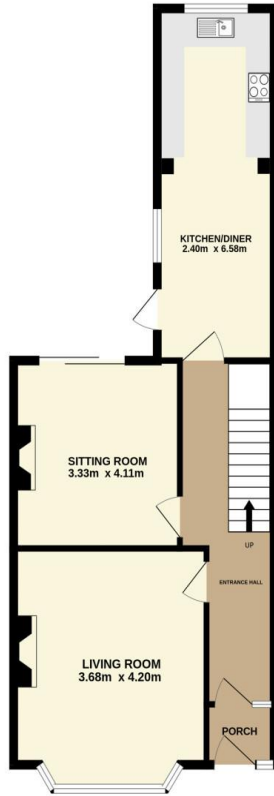


Location:

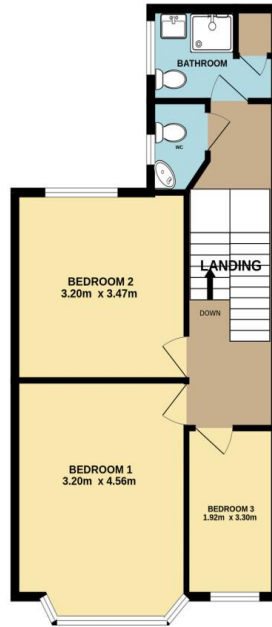
Glenmalure Park is ideally located in Rialto and off the South Circular Road, in one of Dublin 8's most popular areas. It boasts many amenities including cafes, bars & shops. The Red Line Luas is on your doorstep making the city centre easily accessible. The New Children's Hospital at St. James' Hospital is also a short stroll away.



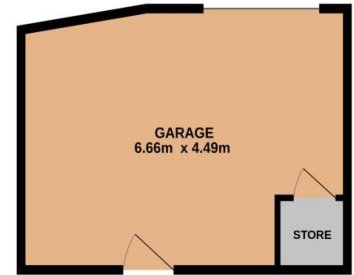
GROUND FLOOR



1ST FLOOR



GARAGE



Not to scale, identification only
Made with Metropix ©2024



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MORTGAGE ADVICE

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
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