

For Sale

Asking Price: €550,000

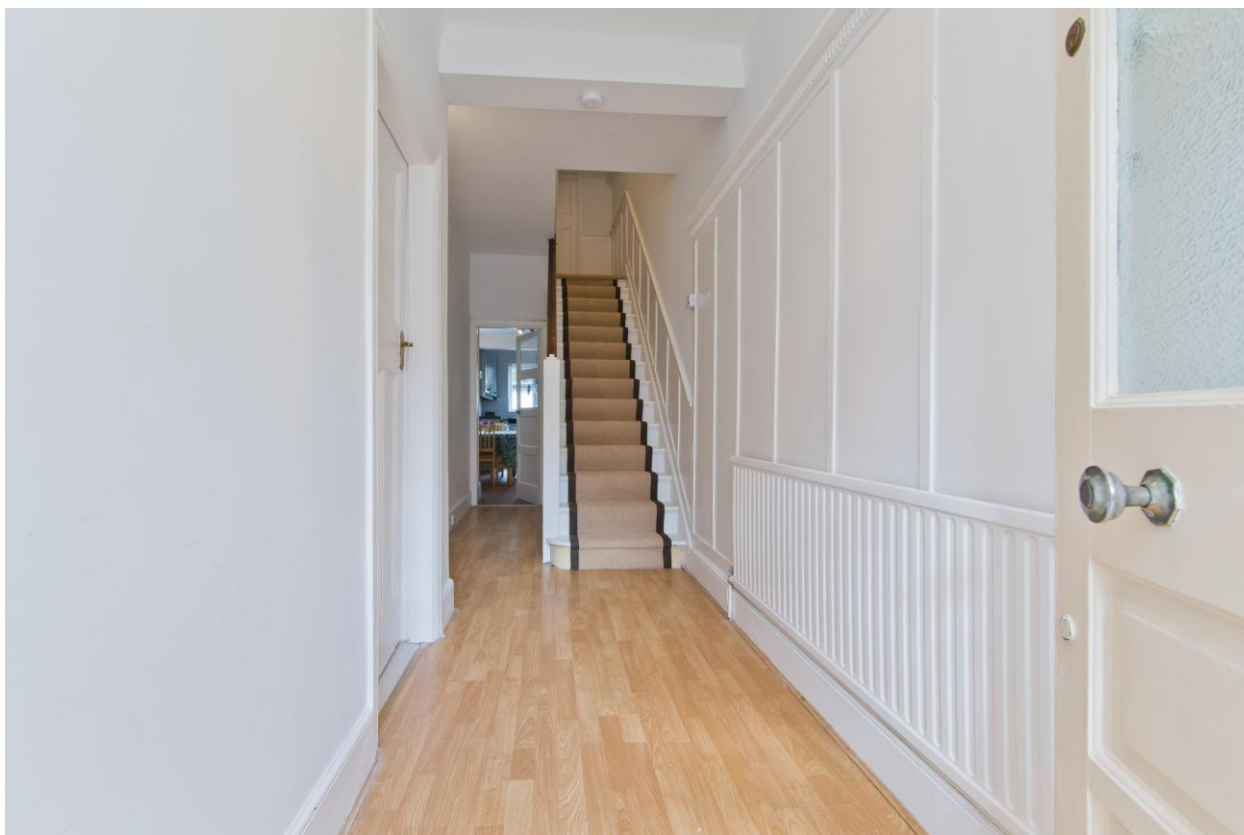
Sherry
FitzGerald



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 enjoys a prominent position and offers well-proportioned, practical accommodation throughout, further enhanced by a private rear garden and a substantial garage with rear access.

Upon entering this charming property, you are greeted by a bright and spacious entrance hall featuring decorative timber wall panelling, laminate flooring and stairs to the first-floor landing. The hallway provides access to both reception rooms and the sizeable kitchen/dining room. Positioned to the front of the home, the living room enjoys generous proportions and features a large bay window, feature fireplace and laminate flooring. The sitting room is equally impressive in size and benefits from a feature fireplace, laminate flooring and sliding glass doors opening directly onto the rear garden.

The true heart of the home is the spacious open-plan kitchen/dining room, flooded with natural light from both side and rear-facing windows. The kitchen is fitted with an extensive range of matching wall and base units, ample worktop space, tiled splashback, inset stainless steel sink with mixer tap, plumbing for a dishwasher, space for a freestanding fridge/freezer and oven with extractor hood above. Marlborough parquet floor tiles complete this attractive and functional space.

Upstairs, there are three well-proportioned bedrooms, a family bathroom and a separate WC. Bedroom 1 is a generous double room with a front-facing bay window, built-in wardrobes and engineered timber flooring. Bedroom 2 mirrors the proportions of the principal bedroom and overlooks the rear garden, while also benefiting from built-in wardrobes and engineered timber flooring. Bedroom 3 is a comfortable single room with a front-facing window, built-in storage and engineered timber flooring.

The family bathroom is fitted with a corner shower enclosure with glass screen, power shower, wash hand basin with mixer tap and tiled flooring. A separate WC with wash hand basin is located adjacent to the bathroom, completing the accommodation.



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"): Detached garage with an up-and-over door, power sockets and lighting, benefiting from direct vehicular access from the South Circular Road. Subject to the necessary planning permission, this versatile space offers excellent potential for conversion to a mews residence, home office, studio, gym, or a variety of other uses.





Outside: The private rear garden provides an ideal space for outdoor entertaining, gardening or simply relaxing in the sun. To the rear is a large detached garage accessed via the laneway off South Circular Road. Equipped with an up-and-over garage door, power sockets and lighting, this highly versatile space offers excellent storage and secure parking. Furthermore, subject to the necessary planning permission, it presents exciting potential for conversion into a mews-style residence, home office, studio, gym or a variety of alternative uses

Special Features & Services

- • Extended and modern three-bedroom redbrick terraced home
- • Prominent position on the ever-popular Glenmalure Park
- • Bright and spacious accommodation extending throughout the home
- • Two generous reception rooms with feature fireplaces
- • Large open-plan kitchen/dining room with excellent natural light
- • Three well-proportioned bedrooms with built-in storage
- • Family bathroom and separate WC
- • Engineered timber flooring to all bedrooms
- • Decorative timber wall panelling in the entrance hall
- • Private rear garden ideal for outdoor entertaining
- • Large detached garage with rear vehicular access from South Circular Road
- • Garage fitted with power sockets and

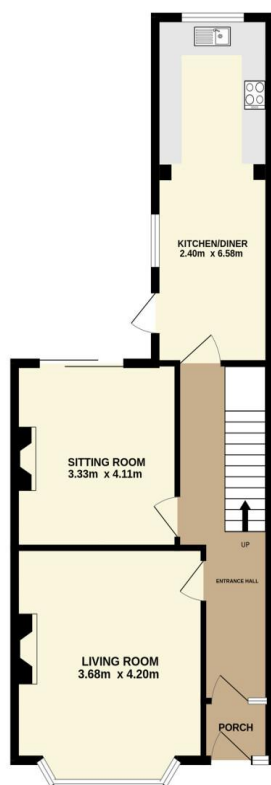


Location:

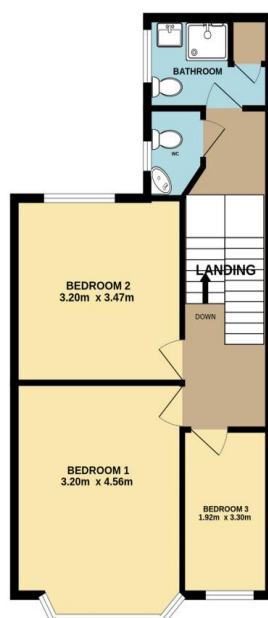
Glenmalure Park is ideally located in Rialto and off the South Circular Road, in one of Dublin 8's most popular areas. It boasts many amenities including cafes, bars & shops. The Red Line Luas is on your doorstep making the city centre easily accessible. The New Children's Hospital at St. James' Hospital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



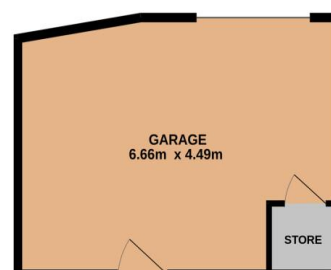
GROUND FLOOR



1ST FLOOR



GARAGE



Not to scale, identification only
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MORTGAGE ADVICE

SOLICITOR

sherryfitz.ie

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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