

For Sale

Asking Price: €595,000

Sherry
FitzGerald



17 Rehoboth
Place, South
Circular Road,
Dublin 8, D08

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire an extended and modern three-bedroom redbrick terrace home on Rehoboth Place. No. 17 has been lovingly maintained by the current owners with well-proportioned useable accommodation throughout the home. Which is further enhanced by a well-appointed and private south facing rear garden.

Upon entering this charming property, you're greeted by a light-filled and spacious entrance hall with the stairs to the first-floor landing, which also leads to both the main living room and the family bathroom. The main living room is to the front of the home, which boasts generous proportions, featuring a front-facing window and a feature fireplace with inset wood burning stove. Moving to the dining room which flows seamlessly from the living room which is also of good size and ideal for evening meals and entertaining.

The real hub of the home is the sympathetically extended open plan kitchen. The attention to detail is second to none and has been finished to an extremely high standard. The kitchen area itself has an abundance of natural light which is provided via a two Velux skylights and the rear sliding doors overlooking the south facing garden. The kitchen is fitted with an array of matching base/wall units, with ample worktop space, beveled tiled splash back, sizeable central island, electric double oven, integrated microwave, 5 burner gas hob with extractor above, integrated dishwasher, space for stacker washing machine & dryer, fridge/freezer, inset stainless steel sink and large porcelain floor tiles.

Moving to the first floor, you'll find three spacious bedrooms and a well-appointed WC.

Bedroom 1 is a generously sized double bedroom with a front-facing window and laminate floor coverings. Bedroom 2 is a good sized double bedroom with a front facing window and laminate floor coverings. Bedroom 3 is a comfortable double bedroom with a rear-facing window and laminate floor coverings. The WC is of good size which has been fitted with a wash hand basin with mixer tap and a close coupled toilet. The family bathroom which is located on the ground floor which is complete with a deep fill bath a shower above, glass shower screen, a WC, a wash hand basin with mixer tap and floor-to-ceiling tiling. This completes the living accommodation throughout this beautiful home.



Accommodation

Entrance Hall 1.22m x 3.95m (4' x 13'): Opening from the front door with stairs to first floor landing, finished with tiled flooring and opening to both the family bathroom room and the living room to the front of the property.

Living Room 3.64m x 3.34m (11'11" x 10'11"): Window to front aspect, feature fireplace with log burning stove, LED spotlights and laminate flooring.

Dining Room 3.18m x 3.13m (10'5" x 10'3"): Leading from the living room with LED spotlight and laminate flooring.

Open Plan Kitchen 4.1m x 3.92 (13'5" x 3.92): The kitchen is fitted with an array of matching base/wall units, with ample worktop space, beveled tiled splash back, sizeable central island, electric double oven, integrated microwave, 5 burner gas hob with extractor above, integrated dishwasher, space for stacker washing machine & dryer, fridge/freezer, inset stainless steel sink, Velux skylights and large porcelain floor tiles.

Bathroom 1.61m x 2.42m (5'3" x 7'11"): Fitted with deep fill bath, shower above with glass shower screen, WC, vanity unit with inset sink and tiled floor to ceiling.

Landing 0.95m x 3.33m (3'1" x 10'11"): Light and spacious landing with loft access, opening to the three sizeable double bedrooms and WC.

Bedroom 1 2.80m x 3.4m (9'2" x 11'2"): Generously sized double bedroom with a front-facing window and laminate floor coverings.

Bedroom 2 2.15m x 3.36m (7'1" x 11"): Good sized double bedroom with a front-facing window and laminate floor coverings.

Bedroom 3 3.30m x 2.11m (10'10" x 6'11"): Double bedroom with rear facing window and laminate floor coverings.

WC 0.95m x 1.52m (3'1" x 5'): Wash hand basin, WC and tiled floor coverings.

Outside To the front of the property there is a low maintenance garden which is bordered by a decorative Edwardian railing and a tiled path leading to the front door. The delightful and enclosed south facing rear garden is extremely private with the added benefit of gated rear access. The garden is laid with large patio slabs which is extremely versatile and very low maintained. Residence permit parking is located to the front of the home.





Special Features & Services

- Turnkey Condition
- Open Plan Living
- 3 Double Bedrooms
- Private Rear Garden



Location:

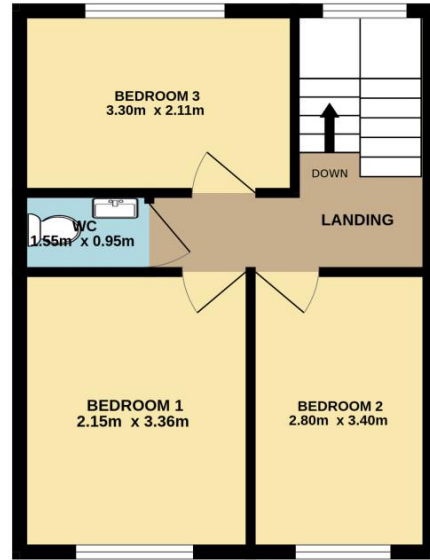
Rehoboth Place is tucked away nicely in ideal surroundings just off the South Circular Road, is walking distance to St Stephens Green and Harcourt Street area. There are a wide variety of amenities close by including shops, schools, café's and many more. The area is well serviced by public transport including all major bus routes.



GROUND FLOOR



1ST FLOOR



Not to scale, identification only
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MORTGAGE ADVICE

SOLICITOR

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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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