

For Sale

Asking Price: €425,000

Sherry
FitzGerald



22 Faulkners Terrace,
Mount Brown,
Dublin 8,
D08 A09Y



sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire an extended and attractive two-bedroom redbrick terrace home on Faulkners Terrace. No.22 has been lovingly maintained over the years, with well-proportioned useable accommodation throughout the home. Which is further enhanced by a well-appointed rear garden.

Upon entering this charming property, you are greeted with a spacious entrance hall with stairs to first floor landing, which opens to the main living room. The living room itself boasts generous proportions with a front-facing window, feature fireplace, wall mounted electric heater, laminate flooring and leading through to the kitchen/dining area.

The kitchen/dining room is of good size throughout and is fitted with matching base/wall units, ample worktop space, tiled splashback, free standing electric oven with hob & extractor fan above, space for free standing fridge/freezer, plumbing for dishwasher, laminate flooring and leading to both the utility room/downstairs bathroom and an inner hallway with door to the rear garden. A practical utility room conveniently located off the kitchen area, offering ample space for appliances, storage, and household essentials. The room provides direct access to the bathroom, creating a functional flow ideal for busy family living or guest use.

Moving to the first floor we have two generous double bedroom and loft access.

Bedroom one is a generously sized double bedroom, offering a front-facing window, hot press, and laminate floor coverings. Bedroom two is a sizeable double bedroom, offering a front-facing window, feature fireplace, and laminate floor coverings.

This completes the accommodation for this beautiful home.



Accommodation

Entrance Hall 1.14m x 1.5m (3'9" x 4'11"): Opening from the front door to the entrance hall with stairs to first floor landing and leading to the living room.

Living Room 4.42m x 3.54m (14'6" x 11'7"): Spacious living room with window to front aspect, feature fireplace with laminate floor coverings and door leading to the kitchen/diner.

Kitchen/Diner 4.07m x 3.25m (13'4" x 10'8"): Window to side and fitted with matching base/wall units, ample worktop space, , built in electric oven with hob and extractor fan above, space for free standing fridge/freezer integrated dishwasher and laminate floor coverings.

Utility Room 1m x 2.04m (3'3" x 6'8"): Window to side and plumbed for washing machine with additional space for cloths drier with laminate floor coverings, and door leading to the bathroom.

Bathroom 1.66m x 2m (5'5" x 6'7"): Fitted with opaque window to rear with WC, wash hand, shower unit with screen door, and laminate floor coverings.

Mud Room 1.5m x 1.8m (4'11" x 5'11"): Back entrance room with room for additional storage, laminate floor coverings and door leading to rear garden.

Bedroom 1 2.10m x 3.70m (6'11" x 12'2"): Spacious double bedroom with window to front aspect, hot press, and laminate floor coverings.

Bedroom 2 3m x 2.84m (9'10" x 9'4"): Spacious double bedroom with window to front aspect, feature fireplace, and laminate floor coverings.





Outside:

This charming property boasts a delightful enclosed rear garden which is mainly laid to lawn and a sizeable patio area which leads from the rear of the home. Together, these outdoor spaces offer the perfect balance of greenery and low maintenance, ideal for those who appreciate a private garden setting within an urban environment.

Special Features & Services

- Extended Living Accommodation
- Newly Fitted Kitchen
- Two Generous Bedroom
- Private Rear Garden

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Location:

No.22 is located in an area that is exceptionally well-served. Just a short stroll from the property, there is an abundance of local shops and supermarkets, trendy eateries, cafés, bakeries, bars, not to mention distilleries, Hueston South Quarter supermarket and gyms.

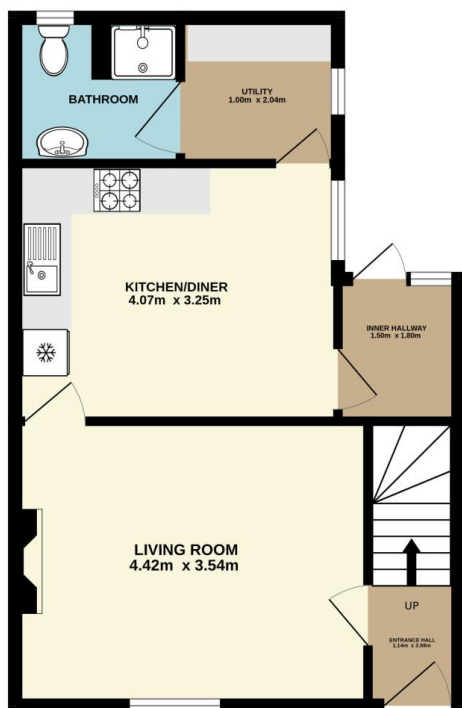
There is an excellent selection of educational facilities in the area, including Scoil Treasa Naofa, St James's Primary and Griffith Barracks Multi-Denominational School, along with a choice of secondary schools, while the National College of Art and Design, Trinity College Dublin and Griffith Colleges, and TU Grangegorman Campus are all within walking distance.

Healthcare facilities are close at hand too, with St. James's Hospital and the new National Children's Hospital only minutes from the property.

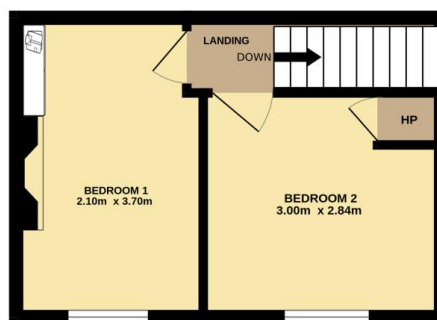
Public transport links are also superb. The Luas Red Line at St James's Hospital, Heuston Station and several Dublin Bus routes are all within minutes' walking distance, providing direct access to the city centre, and Dublin Airport. For motorists, the South Circular Road, N4, N7 and M50 are all easily accessible.



GROUND FLOOR



1ST FLOOR



Not to scale, identification only
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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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