

For Sale

Asking Price: €450,000

Sherry
FitzGerald



11 Dolphin Road,
Drimnagh,
Dublin 12,
D12 CA29

BER E2

sherryfitz.ie



Sherry FitzGerald are delighted to present No. 11 Dolphin Road to the open market. This red brick house still maintains many of its original features such bay window to the front aspect, and original fireplaces throughout and boasting an impressive south facing back garden.

Upon entering this charming property, you're greeted by a light-filled and spacious entrance hall with stairs to the first-floor landing, understairs storage, opening to both the main living room, sitting room and the kitchen area.

The sitting room has a large front facing bay window with uninterrupted views to the Grand Canal, feature fireplace, original period coving and carpeted flooring. The living room is to the rear of the property and mirrors spaciousness of the main living room, with rear facing window overlooking the south facing garden, feature fireplace with inset gas fire, original period coving and carpeted flooring.

The kitchen/dining room is of good size and has been fitted with matching base/wall units, ample worktop space with tiled splash back, space for free standing oven with gas hob, plumbing for washing machine, stainless steel sink, and door leading to an inner hallway which opens to the ground floor shower room and the garden.

Moving to the first floor, you'll find three spacious bedrooms, and a family bathroom.

Bedroom 1 is a generously sized double bedroom with a window overlooking the Grand Canal, feature fireplace, built-in wardrobes, wall mounted radiator and carpeted floor coverings. Bedroom 2 mirrors this spaciousness of the front room, offering a rear-facing window overlooking the garden, wall mounted radiator feature fireplace and carpeted floor coverings. Bedroom 3 is a comfortable single bedroom with a front-facing window, built-in wardrobe, wall mounted radiator and carpeted floor coverings.

The family bathroom is complete with a two Opaque rear-facing with deep fill bath, shower above, WC, wash hand basin with mixer tap and lino floor coverings.

This completes the living accommodation throughout this beautiful home.



Accommodation

Porch 1.62m x 0.93m (5'4" x 3'1"): Opening from the external door to an inner porch leading to the front door.

Entrance Hall 1.73m x 3.90m (5'8" x 12'10"): Opening from the front door with stairs to first floor landing leading to the living room, sitting room and the kitchen/dining area.

Living Room 3.39m x 4.47m (11'1" x 14'8"): Sizable bay window to front aspect, feature fireplace, wall mounted radiator, coving and carpeted flooring.

Sitting Room 3.29m x 3.21m (10'10" x 10'6"): Window to rear aspect overlooking the garden, feature fireplace with inset gas fire, wall mounted radiator and carpeted flooring.

Kitchen/Dining Room 4.28m x 3.42m (14'1" x 11'3"): Fitted with matching base/wall units, ample worktop space, space for free standing oven, plumbing for washing machine, stainless steel sink with mixer tap, and Lino floor coverings.

Mud Room 1.06m x 0.88m (3'6" x 2'11"): Opening to the downstairs shower room, kitchen and the rear garden.

Downstairs Shower Room 2.25m x 1.79m (7'5" x 5'10"): Opaque window to the rear, fitted with a WC, wash hand basin, corner shower unit and Lino flooring.

Landing 2.23m x 3.14m (7'4" x 10'4"): Opening to three sizeable bedrooms, and the family bathroom.

Bedroom 1 3.19m x 4.43m (10'6" x 14'6"): Sizeable double bedroom with window to front aspect, feature fireplace, wall mounted radiator, built-in wardrobe and carpeted floor coverings.

Bedroom 2 3.20m x 3.32m (10'6" x 10'11"): Sizeable double bedroom with window to rear aspect, feature fireplace, wall mounted radiator and carpeted floor coverings.

Bedroom 3 2.23m x 2.84m (7'4" x 9'4"): Sizeable single bedroom with window to front aspect, wall mounted radiator, built-in wardrobe and carpeted floor coverings.

Main Bathroom 2.24m x 2.18m (7'4" x 7'2"): Two Opaque rear-facing with deep fill bath, shower above wash hand basin with mixer tap, WC and lino floor coverings.





Outside:

The delightful south-facing rear garden is extremely private and designed to be low maintenance. To the rear of the garden there is a large brick-built workshop/garage, offering excellent storage or workspace potential. To the front of the property there is an enclosed garden area with gated pedestrian access, leading directly to the front door.

Special Features & Services

- Extended Period Home
- Two Reception Room
- Three Generous Bedrooms
- Gas Central Heating

BER BER E2, BER No. 119150878

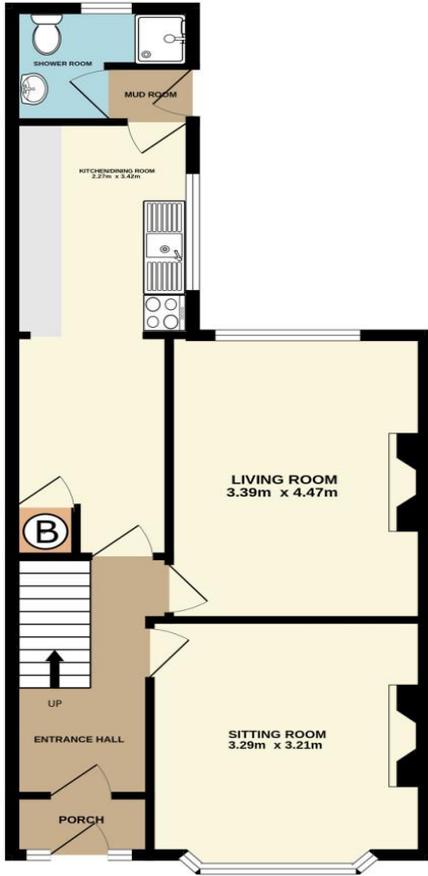


Location:

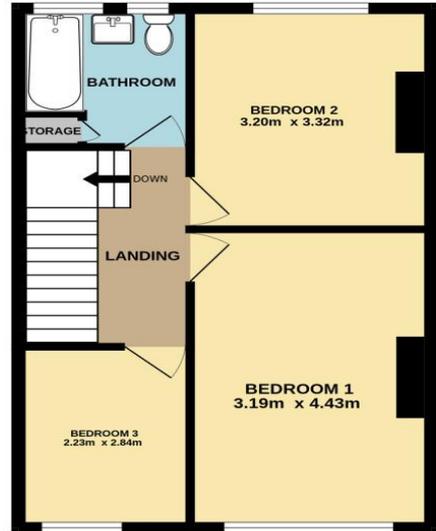
Located in an area of unparalleled convenience with every amenity on your doorstep. The property is within close proximity of some of South Dublin's best junior and secondary schools in Kimmage, Harold's Cross and Terenure. Also on the doorstep are an excellent array of local shops, churches, and restaurants. Transport facilities are well catered for, with easy access to the M50, whilst regular buses will take you into the City Centre and beyond.



GROUND FLOOR



1ST FLOOR



Not to scale. Identification only
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MORTGAGE ADVICE

SOLICITOR

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