



BHUIYAN REAL ESTATE

FOR SALE



4 Kimmage Road Lower, Harold's Cross, Dublin 6W, D6WTE80

Guide: €650,000

3-4 Beds 3 Baths 130 m² Detached House

Mobile: 085-8358075 E-mail: info@bhuiyanrealestate.ie Telephone: 01-411 3202
www.bhuiyanrealestate.ie



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Description

BHUIYAN REAL ESTATE are delighted to present this beautiful and spacious three-to-four-bedroom double-fronted house to the market. Positioned in the highly sought-after and vibrant location of Harolds Cross, Dublin City, this property offers an exceptional blend of flexible urban living, generous proportions, and contemporary features. Spanning an impressive c. 130 sq.m (1,398 sq.ft) over multiple levels, this residence is perfectly suited to growing families, professionals, and savvy investors alike.

The ground-floor accommodation is designed for maximum versatility, featuring a welcoming entrance hall, a bright primary reception room to the right, and a substantial second reception room that serves beautifully as a large ground-floor double bedroom. To the rear sits a sizable family kitchen, a large w.c. and shower room, and a low-maintenance c.20 sq. m private courtyard. A standout feature of this property is the contemporary timber-built separate office room located in the rear yard—providing the ultimate, peaceful work-from-home setup. Upstairs, the first-floor layout offers a fine double bedroom and an exceptionally large twin bedroom complete with its own generous ensuite. The top tier features a premium attic conversion boasting bright Velux windows and private ensuite facilities, bringing the home's total bathroom count to three.





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Ground Floor

- Entrance Hall (1.20m x 1.32m): Compact and welcoming entryway fitted with contemporary, durable timber laminated flooring.
- Reception Room 1 (4.21m x 4.36m): Situated to the right of the entrance, this bright, space serves as the primary family living room.
- Reception Room 2 / Bedroom 1 (2.49m x 4.31m): A highly flexible room that can easily function as a second sitting room, a formal dining room, or a large ground-floor double bedroom.
- Kitchen / Dining Room (4.35m x 4.37m): A superb, square-proportioned space at the heart of the home, offering ample room for extensive cabinetry, appliances, and family dining.
- Rear Hall (1.04m x 2.68m): Direct transitional hallway linking the core house to the wet room and providing seamless access to the rear yard.
- Ground Floor W.C. & Shower Room (3.16m x 2.87m): A large, fully equipped family bathroom servicing the ground floor.

First Floor

- Landing (1.00m x 2.35m): Providing bright access to the main first-floor bedrooms.
- Bedroom 2 - Twin Room (4.64m x 2.88m & 2.86m x 1.50m): An exceptionally large, bedroom suite with generous room configurations for twin layouts or extensive bespoke wardrobes.
- Ensuite 1 (1.89m x 2.89m): A large, private ensuite bathroom directly servicing between the twin & double room.
- Bedroom 3 (4.44m x 2.66m): A fine-sized, bright double bedroom.
- Inner Hallway (1.18m x 0.89m): Discreet transitional space positioned between rooms, housing the staircase layout up to the attic.

Attic Level

- Attic Room (5.20m x 3.43m): A premium, bright attic conversion offering versatile additional space, optimized by natural light through a feature Velux window.
- Ensuite 2 (1.87m x 2.83m): A private, modern ensuite bathroom directly serving the attic level.

Exterior & Garden Studio

- Courtyard (c. 20 sq.m): A secure, walled urban courtyard providing absolute privacy.
- Timber Garden Office: A beautiful, contemporary, standalone timber studio located in the rear courtyard. This space is purpose-built for use as a home office, creative studio, or private gym.



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