

# For Sale

Asking Price: €695,000

Sherry  
FitzGerald



245 Sundrive Road,  
Crumlin,  
Dublin 12,  
D12 XT25

BER B3

[sherryfitz.ie](http://sherryfitz.ie)



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire an extended and stylish three-bedroom end of terrace family home on Sundrive Road. The property has been maintained to an extremely high standard, with well-proportioned useable accommodation throughout the home. Which is further enhanced by a mature and very private rear garden.

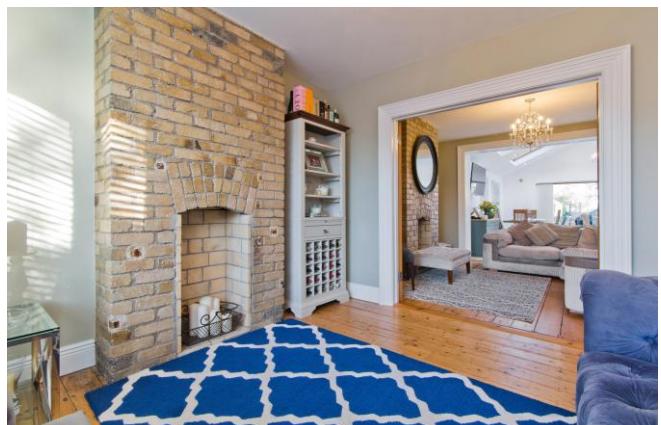
Upon entering this charming property, you're greeted by a light-filled and spacious entrance hall with stairs to the first-floor landing, downstairs WC, ample built-in storage housing the hot-water tank, hardwood flooring and opening to both the living room and the expansive open plan kitchen/dining/sitting room.

The real hub of the home is the sympathetically extended open plan kitchen/dining room, which is a great space for family dinners and entertaining. The attention to detail is second to none and has been finished to an extremely high standard. The open plan kitchen/dining room itself has an abundance of natural light, which is provided via several Velux skylights and bi-folding doors, which lead out to a large same level patio area and continues to a private and mature rear garden.

The kitchen itself is fitted with an array of matching base/wall units, with ample worktop space, natural tiled splash back, built-in electric oven, gas hob with extractor above, integrated microwave, built-in dishwasher, wine chiller, integrated fridge/freezer, a large central Island/Breakfast bar with inset stainless steel sink & mixer tap, all finished with polished porcelain tiled flooring.

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

Bedroom One is a generously sized double bedroom with a front-facing bay window, ample built-in wardrobes, wall mounted radiator and carpeted floor coverings. Bedroom Two mirrors the spaciousness of bedroom one, with a rear facing window overlooking the mature garden, built-in wardrobes, wall mounted radiator and carpeted floor coverings. Bedroom Three is a comfortable single bedroom with a front-facing window, wall mounted radiator and carpeted floor coverings. The family Bathroom which has been re modelled in recent years and is finished with a deep-fill P-shaped bath with curved glass shower screen, mains-fed rain fall shower with separate handle, WC, wash hand basin with mixer-tap, heated towel rail, spotlights and tiled floor to ceiling.



## Accommodation

**Porch** 1.84m x 0.75m: UPVC door to the front and opening to an inner porch which leads to the front door.

**Entrance Hall** 1.84m x 6.70m: Stairs to the first-floor landing, downstairs WC, ample built-in storage housing the hot-water tank, inset spotlights, hardwood flooring and opening to both the main living room & the expansive open plan kitchen/dining/sitting area.

**Downstairs WC** 0.84m x 1.67m: Opaque window to the side aspect, WC, wash hand basin with mixer-tap and tiled flooring.

**Living Room** 3.47m x 3.96m: Bay window to the front aspect, feature fireplace with exposed original brickwork, wall mounted radiator, original hardwood flooring and double doors opening to the sitting room.

**Sitting Room** 3.47m x 3.55m: Feature fireplace with exposed original brickwork and original hardwood flooring which flows into the open plan kitchen/dining room.

**Open Plan Kitchen / Dining Room** 5.10m x 5.20m: Fitted with an array of matching base/wall units, with ample worktop space, natural tiled splash back, built-in electric oven, gas hob with extractor above, integrated microwave, built-in dishwasher, integrated fridge/freezer, a large central Island/Breakfast bar with inset stainless steel sink & mixer tap, wine chiller, polished porcelain tiled flooring and bi-folding doors leading to a same level patio area which is ideal for entertaining.

**Landing** 1.84m x 2.64m: Leading to all three good sized bedrooms, loft access with Stira folding attic stairs and the well-appointed family bathroom.

**Bedroom 1** 3.24m x 3.90m: Generously sized double bedroom with a front-facing bay window, ample built-in sliderobes wardrobes, wall mounted radiator and carpeted floor coverings.

**Bedroom 2** 3.22m x 3.54m: Sizeable double bedroom with a rear facing window overlooking the mature garden, built-in sliderobes wardrobes, wall mounted radiator and carpeted floor coverings.

**Bedroom 3** 2.33m x 1.92m: Comfortable single bedroom with a front-facing window, wall mounted radiator and carpeted floor coverings.

**Bathroom** 1.84m x 2.32m: Opaque rear-facing window, a deep-fill P-shaped bath with curved glass shower screen, mains-fed rain fall shower with separate handle, WC, wash hand basin with mixer-tap, heated towel rail, spotlights and tiled floor to ceiling.





#### Outside:

The property benefits from ample off-street parking. The front garden and driveway have been maintained to a very high standard, with beautifully mature trees and neatly trimmed hedges leading to the front door. There is also great side access to the extremely private rear garden.

The delightful rear garden, mainly laid to lawn is bordered by mature hedging and raised flowerbeds. The large patio area, finished with Italian porcelain paving seamlessly extends from the property, ideal for outdoor dining and relaxation

#### Special Features & Services

- End Of Terrace with Gated Side Access
- Open Plan Living
- Turnkey Condition
- Three Sizeable Bedrooms
- Mature & Very Private 100ft Garden
- 105.5 SQM

**BER** BER B3, BER No. 105383202





#### Location:

The location is second to none in terms of convenience with a host of nearby amenities in Sundrive, Kimmage, Terenure and Harold's Cross including shops, restaurants, established schools and the new National Children's Hospital on your doorstep. The area is serviced by an excellent road network and has host of bus routes providing easy access to the city centre, M50 and beyond.





Not to scale, identification only  
Made with Metropix ©2025



## NEGOTIATOR

Eoin Boylan  
Sherry FitzGerald  
3 Sundrive Road, Kimmage,  
Dublin 12, D12 V9HV  
T: 01 4922 444  
E: [sundrive@sherryfitz.ie](mailto:sundrive@sherryfitz.ie)

## 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. PSRA Registration No. 002183