

For Sale

Asking Price: €550,000

Sherry
FitzGerald



14 Ardagh Road,
Crumlin,
Dublin 12,
D12PX64

BER C3

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire a beautifully modernised period three-bedroom mid-terrace family home on Ardagh Road with an enclosed low maintained rear garden & garage with rear access. The property has been fully refurbished to an extremely high standard and great care has been taken to preserve and restore the originality of the home, ensuring that 14 Ardagh Road has been returned to its original splendor.

Upon entering this charming property, you're greeted by a light-filled and spacious entrance hall with stairs to the first-floor landing, bespoke understairs storage, original period coving wall-mounted radiator, original hardwood flooring and door leading to the open plan kitchen/dining room. The living room is to the front of the home, which boasts generous proportions with bay window to front aspect with timber window shutters, feature fireplace with tiled hearth, wall-mounted radiator, original picture rails, period coving, original hardwood flooring and pocket doors leading through to the dining room.

The real hub of the home is the open plan kitchen/dining room, which has been lovingly finished to an extremely high standard. The kitchen/dining area itself has an abundance of natural light which is provided via the double doors to the rear and large rear facing window overlooking the rear garden.

The kitchen area is fitted with an array of bespoke Stiffkey blue base/wall units, finished with a sizeable worktop, tiled splash back, LED downlights, wall-mounted radiator, space for free standing range style cooker with gas hob, extractor above, built-in fridge/freezer, plumbing for washing machine, integrated dishwasher and porcelain pattern tiled flooring.

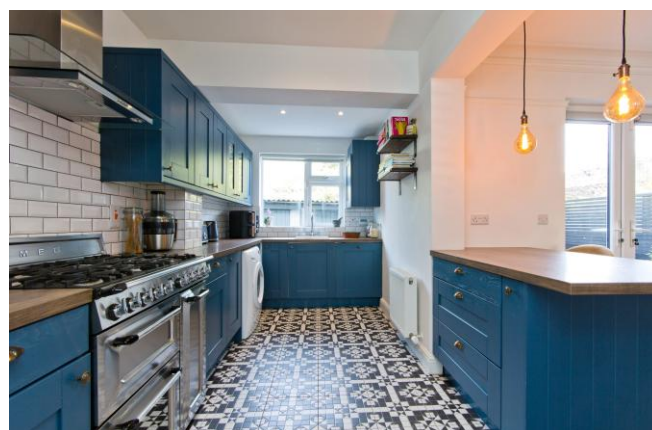
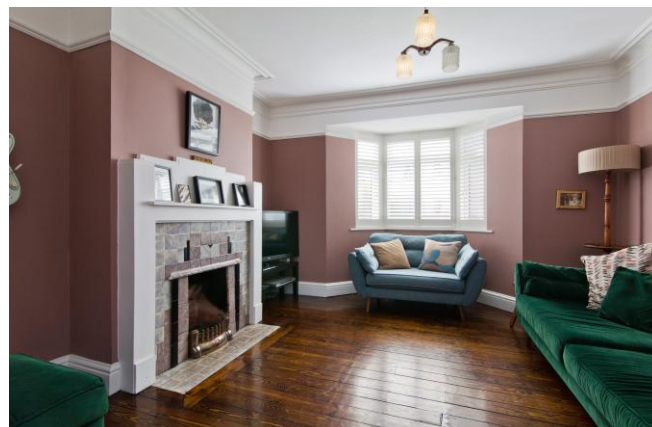
Moving to the first floor, you'll find three spacious bedrooms and a well-appointed family bathroom.

Bedroom 1 is a generously sized double bedroom with a bay window to front aspect finished with timber shutters, feature fireplace with original surround, wall-mounted radiator, space for free standing wardrobes, original hardwood flooring.

Bedroom 2 mirrors this spaciousness of the front room, offering a rear-facing window overlooking the garden with timber shutters, wall-mounted radiator, built-in wardrobes either side of the chimney breast and original hardwood flooring. Bedroom 3 is a good-sized single bedroom with window to the front aspect finished with timber shutters, wall-mounted radiator and original hardwood flooring.

The family bathroom is complete with an opaque rear-facing window, fitted with a deep-fill bath with mixer-tap, Triton electric shower, finished with a Crittall style shower screen, beveled tiled splashback, a WC, a feature vanity unit, inset sink with mixer tap and porcelain tiled flooring.

This completes the living accommodation at this truly special home.



Accommodation

Entrance Hall 1.82m x 4.26m (6' x 14'): Opening from the front door with stairs to first floor landing, bespoke understairs storage, original period covings wall-mounted radiator, original hardwood flooring and door leading to the open plan kitchen/dining room.

Living Room 3.70m x 3.89m (12'2" x 12'9"): Bay window to front aspect with timber window shutters, feature fireplace with tiled hearth, wall-mounted radiator, original picture rails, period covings, original hardwood flooring and pocket doors leading through to the dining room.

Dining Room 3.68m x 3.38m (12'1" x 11'11"): Double doors leading out to the rear garden, bespoke shelving either side of the chimney breast, wall-mounted radiator, picture rails, original hardwood flooring, breakfast bar with space for ample seating and opening to a sizeable kitchen area.

Kitchen 2.09m x 4.57m (6'10" x 15'): Fitted with an array of bespoke matching Stiffkey blue base/wall units, finished with a sizeable worktop, tiled splash back, LED downlights, wall-mounted radiator, space for free standing range style cooker with gas hob, extractor above, built-in fridge/freezer, plumbing for washing machine, integrated dishwasher and porcelain pattern tiled flooring.

Landing 2.14m x 3.03m (7' x 9'11"): Spacious landing with loft access and opening to the three sizeable bedrooms and the family bathroom.

Bedroom 1 3.46m x 4.27m (11'4" x 14'): Generous double bedroom with bay window to front aspect finished with timber shutters, feature fireplace with original surround, wall-mounted radiator, space for free standing wardrobes, original hardwood flooring.

Bedroom 2 3.46m x 3.48m (11'4" x 11'5"): Sizeable double bedroom with window to the rear aspect finished with timber shutters, wall-mounted radiator, built-in wardrobes either side of the chimney breast and original hardwood flooring.

Bedroom 3 2.13m x 2.33m (7' x 7'8"): Good-sized single bedroom with window to the front aspect finished with timber shutters, wall-mounted radiator and original hardwood flooring.

Bathroom 2.40m x 1.78m (7'10" x 5'10"): Opaque rear-facing window fitted with a deep-fill bath with mixer-tap, Triton electric shower, finished with a Crittall style shower screen, beveled tiled splashback, a WC, a feature vanity unit, inset sink with mixer tap and porcelain tiled flooring.

Garage 9.00m x 4.81m (29'6" x 15'9"): Spacious brick-built garage with an up-and-over door and convenient rear vehicular access. Equipped with power/lighting and retaining an original service pit ideal for workshop use.





Outside: To the front of the property, is a gated front garden which is mainly laid to lawn with a pathway leading to the front door.

The enclosed rear garden is generously sized and well presented, with timber decking, raised flower beds enclosed by railway sleepers, built-in bench seating, and the added convenience of an outdoor water tap.

On street resident bay parking is available.

Special Features & Services

- Turnkey Condition
- Fully Re-wired 2018
- Original Period Features
- Open Plan Living
- Three Sizeable Bedrooms
- Viessmann Gas Fired Combi Boiler
- Low Maintenance Rear Garden
- Rear Access with Garage

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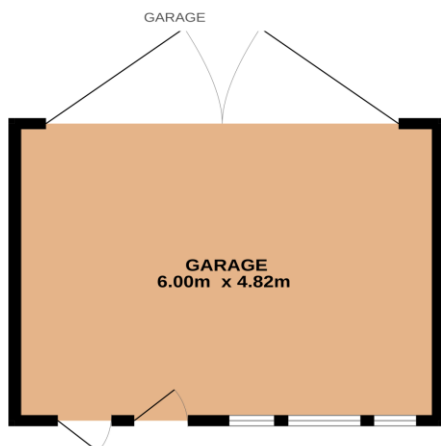




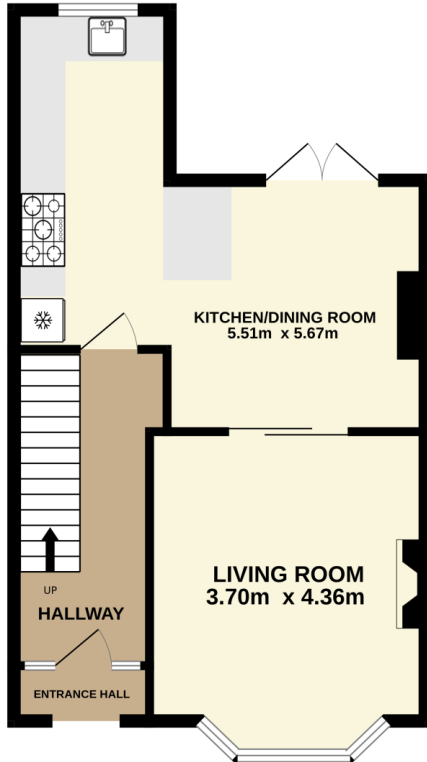
Location:

The property is conveniently located on a quiet and mature Cul de sac which enjoys every conceivable amenity quite literally on its doorstep. The area is particularly well served by a selection of highly regarded junior and secondary schools across Kimmage, Harold's Cross and Terenure, making it an ideal choice for families. A host of local shops, cafés, restaurants and essential services are all within easy walking distance.

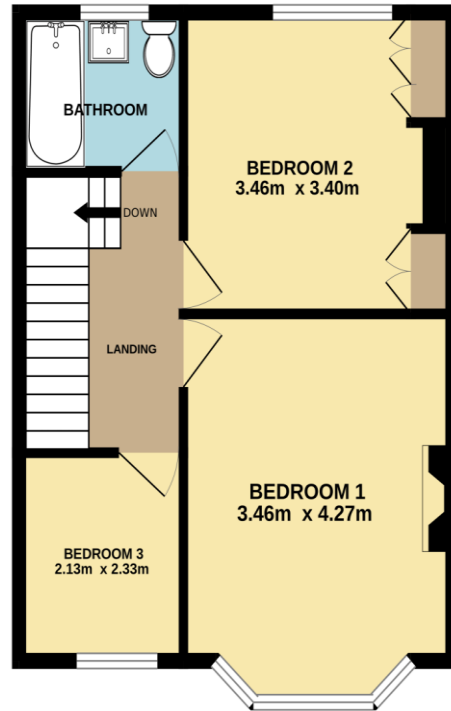
Transport links are excellent, with swift access to the M50 motorway Ireland road network, while frequent Dublin Bus services provide direct connectivity to the City Centre and beyond. The Luas Red Line at Suir Road Luas Stop is just a five-minute walk away, delivering you to the heart of the city in approximately ten minutes. The property also benefits from close proximity to the new national children's hospital at St. James Hospital.



GROUND FLOOR



1ST FLOOR



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