

For Sale

Asking Price: €675,000

Sherry
FitzGerald



33 Sundrive Park,
Kimmage, Dublin 12,
D12 T9F9

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Sherry FitzGerald is delighted to present a wonderful opportunity to acquire a beautiful period three-bedroom mid-terrace family home with loft room on Sundrive Park. The property has been maintained to an extremely high standard, with well-proportioned useable accommodation over three floors with private front and rear gardens.

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 and the open plan kitchen/dining area.

The real hub of the home is the open plan kitchen/dining room which also opens to the main living room with bay window to front aspect and feature fireplace.

The kitchen is fitted with an array of bespoke base/wall units, finished with a sizeable worktop, tiled splash back, electric oven, gas hob with extractor above, built in dishwasher, space for free standing fridge/ freezer, inset stainless steel sink with mixer tap, porcelain floor tiles and double doors to the rear garden.

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

Bedroom 1 is a generously sized double bedroom with a front-facing bay window, built-in wardrobes providing ample storage and carpeted floor coverings. Bedroom 2 mirrors this spaciousness of the front room, offering a rear-facing window overlooking the garden, built in wardrobes and carpeted floor coverings. Bedroom 3 is a comfortable single bedroom with a front-facing window and carpeted floor coverings. The loft room is of good size and is finished with Velux roof lights, built in storage, additional eave storage and laminate flooring.

The family bathroom is complete with an opaque rear-facing window, a corner shower unit, with power shower, glass shower screen, a WC, a feature vanity unit, inset sink with mixer tap and floor-to-ceiling tiling. This completes the living accommodation thought this beautiful home.

Outside: The delightful rear garden is extremely private and has also benefited from rear access though double gates, a central lawned area, brick built shed and sizeable patio area finished with sandstone patio slabs.



Accommodation

Entrance Hall 1.54m x 3.85m (5'1" x 12'8"): Opening from the front door with stairs to first floor landing, finished with timber flooring, understairs storage and opening to both the living room and the open plan kitchen/diner.

Living Room 3.54m x 3.82m (11'7" x 12'6"): Feature Bay window to front aspect, feature fireplace, original picture rails and timber flooring.

Open Kitchen/Diner 5.30m x 3.95m (17'5" x 13'): Window to rear aspect, fitted with an array of bespoke base/wall units, finished with a sizeable worktop, tiled splash back, electric oven, gas hob with extractor above, built in dishwasher, space for free standing fridge/ freezer, inset stainless steel sink with mixer tap, porcelain floor tiles and double doors to the rear garden.

Landing 1.84m x 2.62m (6' x 8'7"): Opening to all three sizeable bedrooms, family bathroom and stairs to the loft room.

Bedroom 2 3.40m x 3.20m (11'2" x 10'6"): Sizeable double bedroom with window to rear aspect overlooking the garden, built in wardrobes and carpeted floor coverings.

Bedroom 1 3.54m x 4.68m (11'7" x 15'4"): Sizeable double bedroom with bay window to front aspect, feature fireplace, built in wardrobes and carpeted floor coverings.

Bedroom 3 1.95m x 3.03m (6'5" x 9'11"): Large single bedroom with window to front aspect and carpeted floor coverings.

Loft Room 3.45m x 5.24m (11'4" x 17'2"): Great sized loft room which provides the home with additional living space, built in storage and Velux roof lights.

Family Bathroom 1.69m x 1.78m (5'7" x 5'10"): Opaque rear-facing window, a corner shower unit, with power shower, glass shower screen, a WC, a feature vanity unit, inset sink with mixer tap and floor-to-ceiling tiling

Outside The delightful rear garden is extremely private and has also benefited from rear access through double gates, a central lawned area, brick built shed and sizeable patio area finished with sandstone patio slabs. To the front of the property there is a secure and gated low maintenance garden with path leading to the front door, which has the added benefit of being covered via a period style storm porch.





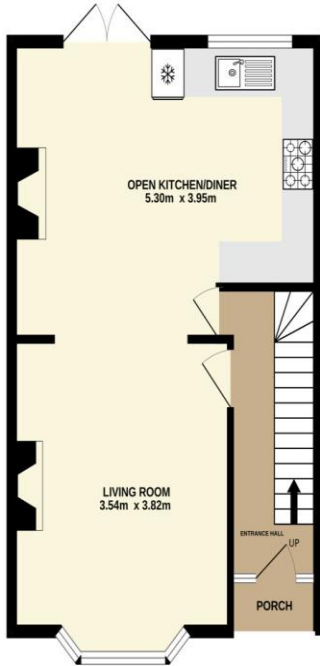
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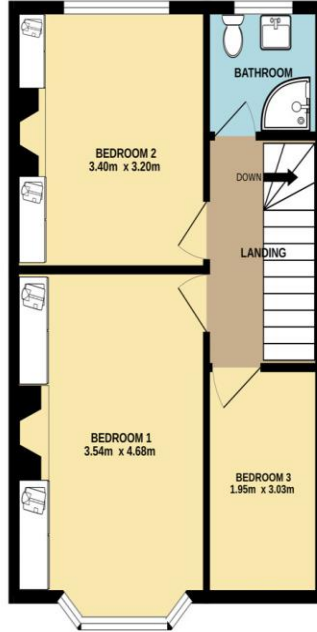
Location: Located in an area of unparalleled convenience with every amenity on your doorstep. The property is within close proximity of some of South Dublin's best junior and secondary schools in Kimmage, Harold's Cross and Terenure. Also on the doorstep are an excellent array of local shops, churches 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.



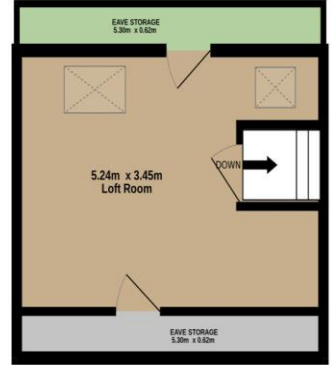
GROUND FLOOR



1ST FLOOR



LOFT ROOM



Not to scale, identification only
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MORTGAGE ADVICE

SOLICITOR

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