

For Sale

Asking Price: €550,000

Sherry
FitzGerald



2 Carrick Terrace,
Rialto,
Dublin 8,
D08 W3C3

BER E1

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire a 4-bedroom semi-detached family home at No.2 Carrick Terrace with double garage. The property was once a former local convenience store, with the remembrance of the original shop front, this adds additional charm and character to the home.

The property itself is very unique with having two main entrances. In recent years the property has been accessed via the front double doors, which leads to a spacious reception room with two large interior bay windows to the front aspect allowing lots of natural light into the room itself. Just off the front room there is a hallway which leads to the living room and to the main entrance hall. The living room is of good sized and was previously used as the shops store. It could be easily opened out into the front room to create a really nice open plan living space. The main entrance hall has a stairs to the first-floor landing and opens to the kitchen area.



The kitchen itself is of good size with rear facing window and door to the garden. It has been fitted with matching base units with ample worktop space, inset sink with mixer tap, space for free standing oven and tiled flooring. Just off the kitchen is a good-sized pantry with window to size aspect, matching base/wall units and tiled flooring.

Moving to the first floor we have four double bedrooms and a family bathroom.

Bedroom 1 is to the rear of the property and is a sizeable double bedroom with window to rear aspect, wall mounted radiator, built in storage housing the water tank and laminate flooring. Bedroom 2 is a good-sized double bedroom with window to rear aspect and carpeted floor coverings. Bedroom 3 is a double bedroom with window to the front built in wardrobe, feature fireplace, wall mounted radiator, decorative coving and laminate flooring. Bedroom 4 is a sizeable double bedroom with window to the front, wall mounted radiator and carpeted floor coverings. The family bathroom is fitted with opaque window to side aspect, deep fill bath with shower above, WC, wash hand basin with mixer tap and lino flooring.



Accommodation

Porch 1.30m x 0.89m (4'3" x 2'11"): Double doors leading from the porch opening to the front reception room.

Reception Room 5.70m x 2.75m (18'8" x 9'): Bay windows to the front aspect finished with large glass panes allowing lots of natural light into this great open space which was previously a local convenience store.

Hallway 1.26m x 3.43m (4'2" x 11'3"): Leading from the front reception room and opening to the living room and the entrance hall.

Living Room 4.43m x 3.43m (14'6" x 11'3"): Once a shop storeroom which was converted to the main living room with feature fireplace and carpeted floor coverings.

Entrance Hall 4.95m x 1.70m (16'3" x 5'7"): Opening from the front door with stairs to the first-floor landing and leading to the inner hallway and step down to the kitchen/dining room.

Kitchen/Dining Room 3.35m x 3.91m (11' x 12'10"): Fitted with matching base units with ample worktop space, inset sink with mixer tap, space for free standing oven, tiled flooring, rear door to the garden and leading to the good sized pantry.

Pantry 2.27m x 2.10m (7'5" x 6'11"): Window to rear aspect, matching base/wall units with ample worktop space and tiled flooring.

Boiler House 0.93m x 0.73m (3'1" x 2'5"): Accessed from the garden area with newly fitted secure timber door and newly fitted gas fired boiler.

Landing Split over two levels opening to all four double bedrooms and the family bathroom.

Bedroom 1 3.35m x 3.82m (11' x 12'6"): Sizeable double bedroom with window to rear aspect, wall mounted radiator, built in storage housing the water tank and laminate flooring.

Bedroom 2 3.16m x 3.97m (10'4" x 13'): Sizeable double bedroom with window to rear aspect and carpeted floor coverings.

Bedroom 3 3.03m x 4.93m (9'11" x 16'2"): Sizeable double bedroom with window to the front built in wardrobe, feature fireplace, wall mounted radiator, decorative coving and laminate flooring.

Bedroom 4 Sizeable double bedroom with window to the front, wall mounted radiator and carpeted floor coverings.

Family Bathroom 2.20m x 1.77m (7'3" x 5'10"): Opaque window to side aspect, deep fill bath with shower above, WC, wash hand basin with mixer tap and lino flooring.

Garage One 4.09m x 4.58m (13'5" x 15'): Good sized garage with metal roller shutter door, window to rear and door to the garden.

Garage Two 2.80m x 4.58m (9'2" x 15'): Good sized garage with metal roller shutter door.





Outside:

There is a large enclosed rear garden which can be accessed via the double garage giving good access. The two large garages which adjoin the house have been fitted with roller shutter doors and a rear door to the garden. The garages subject to planning could be converted or added to the main house to provide additional accommodation.

Special Features & Services

- Semi-Detached Home
- Double Garage
- New Fitted Gas Fired Boiler
- 4 Double Bedrooms
- 121 Sq m2



Location

Carrick Terrace is ideally located in Rialto and off the South Circular Road, in one of Dublin 8's most popular areas. It boasts many amenities including cafes, bars & shops. The Red Line Luas is on your doorstep making the city centre easily accessible. The New Children's Hospital at St. James' Hospital is also a short stroll away.



GROUND FLOOR



1ST FLOOR



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NEGOTIATOR

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

MORTGAGE ADVICE

For free independent advice on
mortgages talk to
Carla Kivlehan
T: 01 643 1400
M: 087 9267460
E: carla.kivlehan@sherryfitz.ie

SOLICITOR

John C Walsh & Co
24 Ely Place
Dublin 2

sherryfitz.ie

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