

For Sale

Asking Price: €995,000

Sherry
FitzGerald



366 Kimmage Road Lower,
Kimmage,
Dublin 6W,
D6W DK00

sherryfitz.ie



Sherry FitzGerald are delighted to introduce this charming Bay-Fronted 1930's extended residence with Exceptional Potential. Positioned on the highly sought-after Kimmage Road Lower, this impressive bay-fronted 1930's property offers a rare opportunity to acquire a home of remarkable character and scale, with outstanding potential to create a stunning family residence.

Formerly operating as a crèche, the property extends to generous proportions throughout and presents a superb blank canvas for transformation. While currently configured to suit its previous use, it offers immense scope to be reimagined and restored into a spacious, light-filled family home that blends period charm with modern living.

Behind its attractive façade, the accommodation benefits from excellent room sizes and a flexible layout, ideal for redesign into multiple reception rooms, open-plan living space, and extensive bedroom accommodation. The inherent character of a 1930's home combined with its size offers endless possibilities for those seeking a forever home with individuality.

Externally, the property further benefits from valuable off-street parking to the front and a highly desirable double gated side access, adding both convenience and development potential (subject to planning permission).







Outside:

Externally, the property boasts generous gated off-street parking to the front. The south-facing rear garden is a notable feature, offering pedestrian access, double-gated vehicular access, an outdoor WC, and two large storage sheds, providing excellent convenience and additional potential.

Special Features & Services

- Charming bay-fronted 1930s extended residence
- Prime location on highly sought-after Kimmage Road Lower
- Generous proportions throughout with excellent room sizes
- Previously in use as a crèche offering a complete blank canvas
- Superb potential to transform into a spacious family home
- Retains the character and charm of a period property
- Off-street parking to the front
- Double gated side access with development potential (S.P.P.)

BER





Location:

Located in an area of unparalleled convenience, this property is in close proximity to Terenure, Sundrive, Harold's Cross, KCR, and the City Centre. Also on the doorstep are an excellent array of local shops, restaurants and convenience stores, whilst transport facilities are well catered for, with easy access to the M50 and regular buses taking you into the City Centre and beyond. This is a prime residential setting perfect for family living.



GROUND FLOOR



1ST FLOOR



Not to scale, identification only
Made with Metropix ©2025



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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 PSRA Registration No. 00218:

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