

For Sale

Asking Price: €475,000

Sherry
FitzGerald



58 Rutland
Avenue,
Crumlin, Dublin
12, D12W938

BER E1

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire an extended and stylish two-bedroom end of terrace family home with garden studio on Rutland Avenue. The property has been fully refurbished to an extremely high standard, with well-proportioned useable accommodation throughout the home.

Upon entering the home, you're greeted by a spacious entrance hall with stairs to the first-floor landing, understairs storage and opening to the main living room. The living room is of good size with a large window to the front aspect, feature fireplace, laminate flooring, door to study and double doors leading to the extended kitchen area. The study is a great extra living space with window to side aspect and laminate flooring.

The kitchen/dining area itself has an abundance of natural light which is provided by large double doors to the garden with side panels, a large side facing window.

The kitchen itself is fitted with matching base units, with ample worktop space, tiled splash back, space for free standing American fridge freezer, space for free standing oven, plumbing for washing machine, space for dryer and laminate flooring.

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

Bedroom 1 is a generously sized double bedroom with a front-facing window, built-in wardrobes, providing ample storage, Stira attic stairs to the attic and laminate flooring. Bedroom 2 mirrors the spaciousness of the front room and has a rear-facing window and laminate flooring. The family bathroom is complete with an Opaque rear facing window, deep fill bath with shower above with glass shower screen, WC, wash hand basin with mixer tap, floating shelves, and tiled floor to ceiling.

This completes the living accommodation throughout the home.



Accommodation

Entrance Hall 1.73m x 2.84m (5'8" x 9'4"): Opening from the front door with stairs to the first floor landing, understairs storage and opening to the living room.

Living Room 2.98m x 6.17m (9'9" x 20'3"): Window to front aspect, feature fire place, opening to kitchen, with laminate floor coverings.

Office / Study 1.73m x 3.34m (5'8" x 10'11"): Window to side aspect, wall mounted radiator, with laminate floor coverings.

Kitchen 3.23m x 3.30m (10'7" x 10'10"): Fitted with matching base/wall units, ample worktop space, tiled splashback, built in electric oven, electric hob with extractor fan above, inset steel sink with mixer tap, space for free standing cloths drier, plumbed for washing machine and dishwasher, space for free standing American style fridge with double doors leading to rear garden, and laminate floor coverings.

Bedroom 1 3.88m x 3.31m (12'9" x 10'10"): Sizable double bedroom with window to front aspect, built in storage and laminate floor coverings.

Bedroom 2 3.25m x 2.86m (10'8" x 9'5"): Sizeable double bedroom with window to rear aspect, and laminate floor coverings.

Bathroom 1.42m x 1.96m (4'8" x 6'5"): Fitted with deep fill bath, shower above with glass shower screen, WC, wash hand basin with mixer tap, floating shelves, and tiled floor to ceiling.

Garden Studio 4.10m x 4.66m (13'5" x 15'3"): Comprised of a bedroom, bathroom, and kitchenette of which is fitted with matching base/wall units, ample worktop space, tiled splash back, built in electric oven, electric hob with extractor fan above, inset steel sink with mixer tap, space for freestanding fridge and laminate floor coverings.

Outside The property benefits from secure off street parking to the front of the home with secure gated side access to the rear garden. The rear of the property boasts a south westerly facing rear garden that has been mainly laid to lawn with a gravel walkway to the right, storage shed, and standalone garden studio.





Garden

Special Features & Services

- End Of Terrace
- Two Double Bedrooms
- Fully Refurbished
- Secure Gated Side Access
- Garden Studio

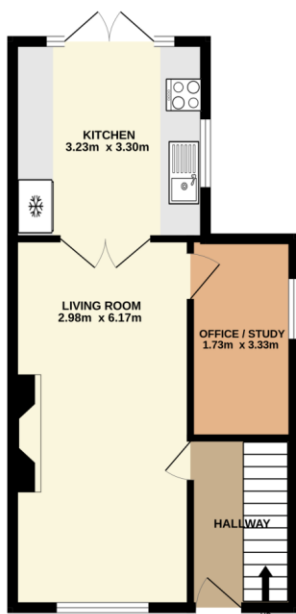
BER BER E1, BER No. 107724239



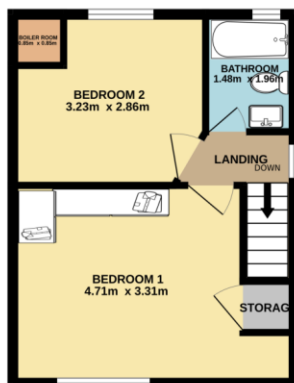
Directions



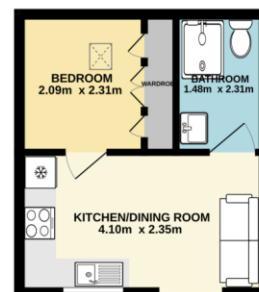
GROUND FLOOR



1ST FLOOR



GARAGE



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

MORTGAGE ADVICE

For free independent advice on
mortgages talk to
xxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
T:
M:
E:

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