

For Sale

Asking Price: €395,000

Sherry
FitzGerald



7 Railway Avenue,
Inchicore,
Dublin 8,
D08 DW7W

sherryfitz.ie



Sherry FitzGerald are delighted to bring 7 Railway Avenue to the market, a charming red brick mid-terrace residence ideally positioned on a quiet and highly sought-after street in the heart of Inchicore. Extending to approximately 60 sq.m. / 646 sq.ft., this beautifully presented home combines period character with practical modern living and is further enhanced by a wonderful south-facing rear garden.

The accommodation is bright, well-proportioned and thoughtfully arranged throughout. Upon entering, a welcoming sitting room sets the tone for the home, featuring original hardwood flooring, an attractive fireplace and a large front-facing window which fills the space with natural light. Beyond lies an inner hall illuminated by an overhead skylight and finished with stylish dark stone tiling.

The kitchen/dining room is undoubtedly a key feature of the property. A generous and light-filled space, it is fitted with matching timber wall and floor units, porcelain tiled splashbacks and excellent worktop space. A gas hob, inset sink and double glazed doors opening directly to the rear garden complete this impressive room, creating an ideal setting for both everyday living and entertaining.

The bathroom is fully tiled from floor to ceiling and comprises a shower with electric shower, wall-mounted vanity unit with integrated wash hand basin and additional storage.

Upstairs, there are two well-appointed bedrooms. The principal bedroom overlooks the rear garden and benefits from fitted wardrobes, hardwood flooring, a feature fireplace and access to the attic. The second bedroom provides a versatile space suitable for use as a child's room, guest bedroom or home office and also benefits from built-in storage.



Accommodation

Sitting Room 3.40m x 5.50m (11'2" x 18'1"): Opening from the front door, into the welcoming front room, with stairs leading to the upstairs, window to front aspect, feature fireplace and original hardwood floors

Hall 2.09m x 2.85m (6'10" x 9'4"): Following from the sitting room into the kitchen/dining room and bathroom, the brightly lit hall contains a bright skylight and dark stone tiled flooring

Kitchen / Dining Room 4.49m x 3.17m (14'9" x 10'5"): Continuing from the hall and leading to the rear garden. the spacious kitchen/dining area contains matching wooden base and wall units with white porcelain tiled splashback. complemented by ample worktop space, further benefiting from a gas hob and inset sink with mixer taps. The kitchen similarly contains an overhead skylight and glass double doors.

Bathroom 1.31m x 2.85m (4'4" x 9'4"): Tiled floor to ceiling with chequered floor tiles and bright porcelain brick wall tiles. stand it shower tray with electric shower. The bathroom also features a wall mounted vanity unit, with inset wash hand basin and taps, with additional storage

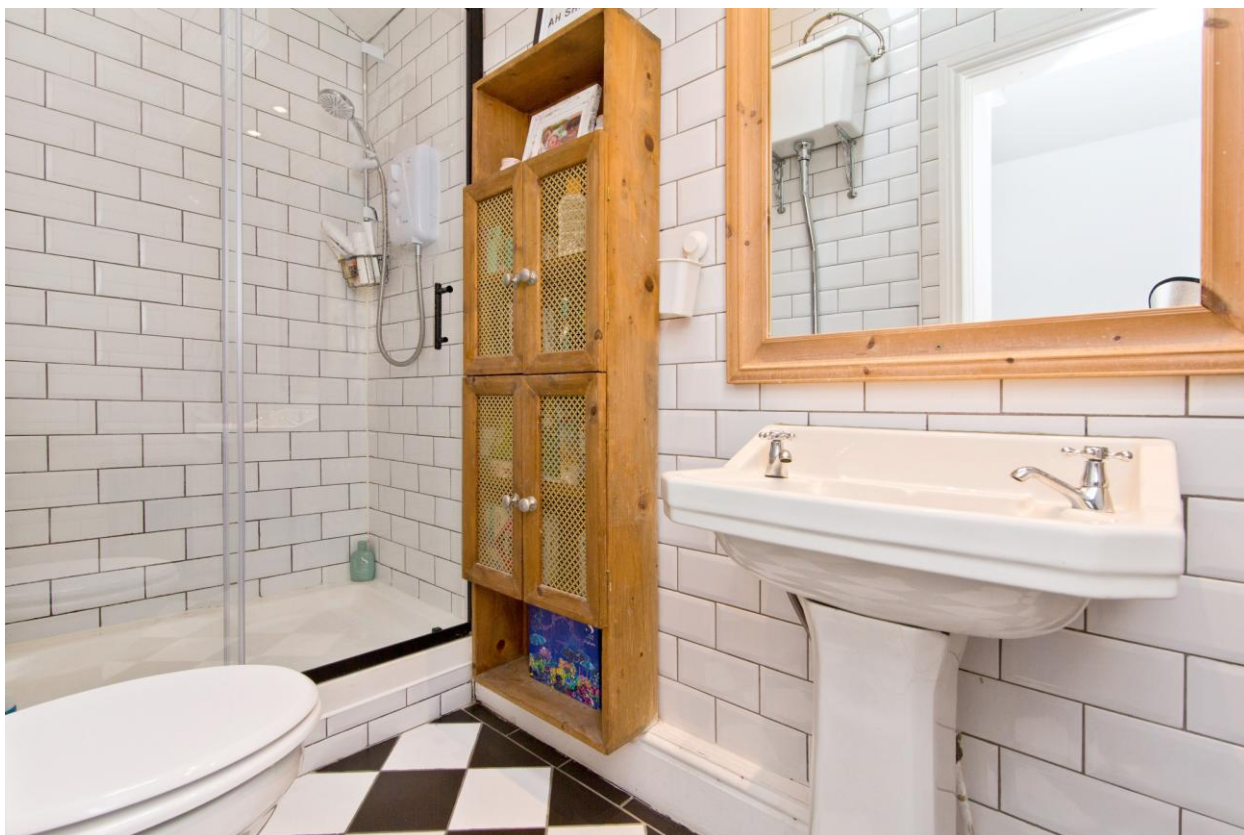
Bedroom 1 2.69m x 3.50m (8'10" x 11'6"): Leading from the landing into the spacious double from, with window to rear aspect, feature fireplace, large fitted double wardrobes, hardwood flooring and access to the attic

Bedroom 2 2.50m x 1.90m (8'2" x 6'3"): Single bedroom to the front of the house, window to rear aspect, hardwood flooring also containing storage

Outside The front of the house contains a small patio shielding the property from the footpath.

The rear garden is the heart of the house. The South facing rear garden with eye pleasing stone tiles is complimented by small flower beds, this garden comprises of perfect comfort and privacy



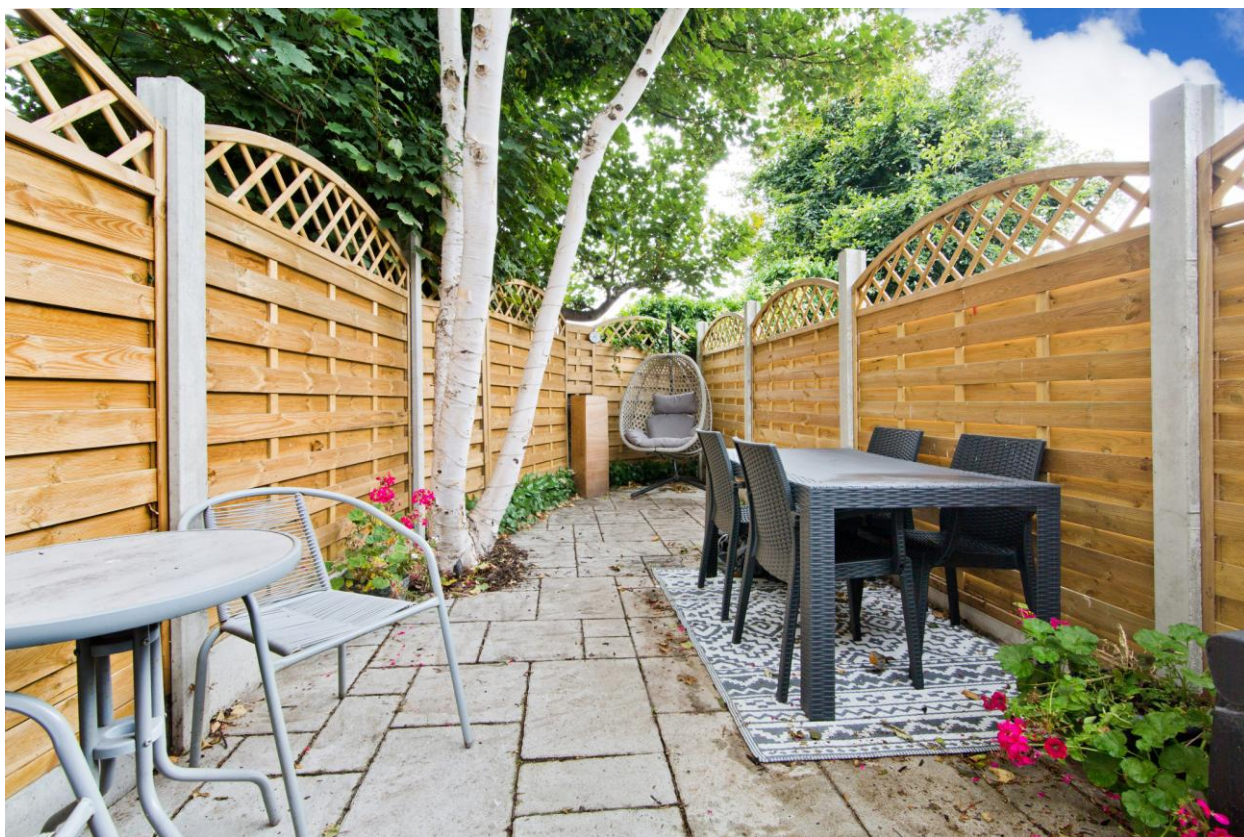


Outside

Outside, a small front patio provides separation from the footpath and adds to the property's attractive kerb appeal. To the rear is a truly delightful south-facing garden, finished with attractive stone paving and bordered by colourful flower beds. Offering an excellent degree of privacy and sunshine throughout the day, it provides the perfect outdoor retreat for relaxing, dining al fresco or entertaining guests.

Special Features & Services

- South Facing rear garden
- 2 Bedroom
- Ideal Location
- Abundance of public transport

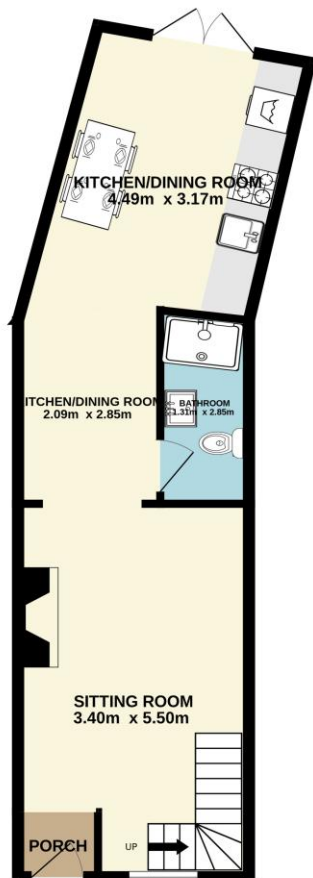


Location

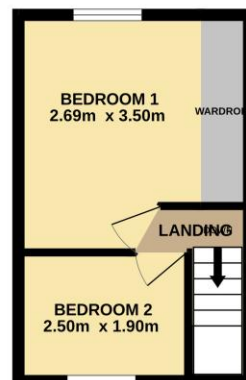
Railway Avenue enjoys an enviable location within walking distance of a host of local amenities including shops, cafés, restaurants, schools and sporting facilities. The area is exceptionally well served by public transport, with the LUAS Red Line, Dublin Bus routes and Heuston Station all within easy reach. The Phoenix Park, St. James's Hospital, the new National Children's Hospital and Dublin City Centre are also conveniently close by.



GROUND FLOOR
40.7 sq.m. approx.



1ST FLOOR
18.3 sq.m. approx.



TOTAL FLOOR AREA : 59.0 sq.m. approx.
Not to scale, identification only
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MORTGAGE ADVICE

SOLICITOR

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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.
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