

For Sale

Asking Price: €595,000

Sherry
FitzGerald



5 Upper Cross Road,
Rialto,
Dublin 8,
D08 P40P

BER B3

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire an extended and beautifully modernised three-bedroom mid-terrace family home on Upper Cross Road, boasting a generous south-facing rear garden. Maintained to an exceptionally high standard throughout, this impressive property offers well-proportioned and versatile accommodation designed to meet the needs of modern family living.

Upon entering this charming home through the original period front door, you are welcomed by a bright and spacious entrance hall with stairs leading to the first-floor landing. The hallway provides access to the living room, guest WC, and an impressive open-plan kitchen/dining/family room. Additional features include ample understairs storage, and newly fitted carpet flooring. The living room is positioned to the front of the property and enjoys generous proportions. A large bay window floods the room with natural light, while original picture rails and a feature fireplace with tiled hearth enhance the home's period character.

The real hub of the home is the sympathetically extended open-plan kitchen/dining/family room. Finished to an outstanding standard, the attention to detail throughout is evident. This wonderful room enjoys an abundance of natural light from two large Velux skylights, a rear-facing window, and glazed double doors that open directly onto a spacious same-level patio area in the rear garden. The kitchen is fitted with base and wall units, ample worktop space, complemented by a beveled tiled splashback and an inset stainless-steel sink with mixer tap. Additional features include a four-burner gas hob with extractor overhead, built-in double electric oven, integrated dishwasher, integrated fridge/freezer and a central island providing further preparation space and storage. The room also benefits from a feature fireplace, and timber flooring.

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

Bedroom One is a sizeable double bedroom positioned to the rear of the property, enjoying views over the south-facing garden through a large rear-facing window. Additional features include, newly fitted built-in wardrobes, an original feature fireplace with tiled hearth, and carpeted flooring. Bedroom Two is another generous double bedroom located to the front of the property and benefits from a front-facing window, space for free-standing wardrobes, an original feature fireplace with tiled hearth, bespoke horizontal blinds, and laminate flooring. Bedroom Three is a good-sized single bedroom with a front-facing window, bespoke horizontal blinds and carpeted flooring. Completing the accommodation is the family bathroom, which has been finished to a high standard. The bathroom is fitted with a wall-mounted vanity unit incorporating an inset wash hand basin with mixer tap, a deep-fill L-shaped bath with tiled splashback, glass shower screen, and electric shower overhead. Additional features include a WC, underfloor heating and porcelain tiled flooring.

This completes the accommodation throughout this beautifully presented family home.



Accommodation

Porch 1.84m x 0.66m (6' x 2'2"): Opening from the front gate to a sizeable porch area, which provides a welcoming approach and leads directly to the original period front door.

Entrance Hall 2.97m x 3.94m (9'9" x 12'11"): Bright & spacious entrance hall with a staircase to the first-floor landing, opening to the living room, downstairs WC, open plan kitchen/dining/family room, ample understairs storage, and newly fitted carpet flooring.

Living Room 3.79m x 3.69m (12'5" x 12'11"): Bay window to the front aspect, original picture rails, feature fireplace with tiled hearth, bespoke horizontal blinds and carpeted flooring.

WC 2.66m x 1.22m (8'9" x 4'): Fitted with a WC, wash hand basin with tiled backsplash, LED downlight and timber flooring.

Kitchen 5.85m x 3.00m (19'2" x 9'10"): Fitted with base and wall units with ample worktop space, complemented by a beveled tiled splashback and an inset stainless-steel sink with mixer tap. Additional features include a four-burner gas hob with extractor overhead, built-in double electric oven, integrated dishwasher, integrated fridge/freezer and a central island providing additional worktop space and storage. The room also benefits from a feature fireplace, timber flooring, and an open-plan layout leading seamlessly into the sizeable family/dining room.

Dining/Family Room 5.30m x 4.54m (17'5" x 14'11"): A sizeable open-plan space, flooded with natural light from a rear-facing window, two large Velux skylights, and glazed double doors opening directly onto the garden. Generously proportioned, this bright and airy room provides an ideal setting for both everyday family living and entertaining, with seamless access to the outdoor space.

Landing 2.20m x 2.78m (7'3" x 9'1"): Bright and spacious landing which leads to three good-sized bedrooms, the family bathroom, and attic access via a Stira folding attic stairs.

Bedroom 1 3.45m x 3.39m (11'4" x 11'1"): Sizeable double bedroom with a large rear facing window overlooking the south facing garden, built-in wardrobes, original feature fireplace with tiled hearth, and carpeted flooring.

Bedroom 2 3.51m x 3.54m (11'6" x 11'7"): Generous double bedroom with a front facing window, bespoke horizontal blinds, space for freestanding wardrobes, original feature fireplace with tiled hearth, and laminate flooring.

Bedroom 3 2.27m x 2.29m (7'5" x 7'6"): Good-sized single bedroom with window to the front aspect, bespoke horizontal blinds, and carpeted flooring.

Bathroom 2.20m x 2.02m (7'3" x 6'8"): Opaque window to the rear aspect, fitted with a wall mounted feature vanity unit with inset sink / mixer-tap, deep fill L- shaped bath with glass shower screen, tiled splashback, electric shower above, underfloor heating, a WC, and porcelain tiled flooring.

Plant/Utility Room 1.25m x 1.80m (4'1" x 5'11"): Fitted with a wall-mounted gas fired boiler, plumbing for a washing machine and dryer.





Outside:

The property benefits from ample off-street parking to the front, with gated pedestrian access and a pathway leading to the front door, all surrounded by mature shrubbery providing a high degree of privacy.

To the rear, the enclosed garden is exceptionally private and mainly laid to lawn, bordered by mature shrubs and well-established planting. A sizeable patio area extends from the rear of the home, providing the perfect space for outdoor dining and entertaining. Stepping stones lead through to additional raised patio area, while a timber garden shed offers useful outdoor storage. This beautifully maintained south facing garden provides an ideal setting for relaxation and family enjoyment throughout the year.

Special Features & Services

- Open Plan Living
- Period Family Home
- Turnkey Condition
- Three Sizeable Bedrooms
- Mature & Private South Facing Garden
- Off-Street Parking
- External Insulation
- Fully Boarded Attic Insulation
- Climote Heating System
- 109 SQM

BER BER B3, BER No. 110193398



Location:

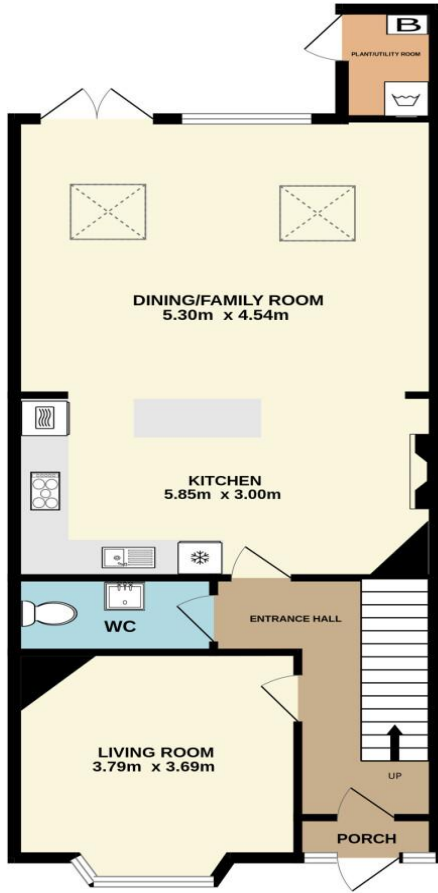
Upper Cross Road enjoys a highly convenient setting in the heart of Rialto, one of Dublin 8's most vibrant and well-established residential neighbourhoods. The property is within walking distance of Dublin city centre and benefits from an excellent range of local amenities and transport links. Ideally positioned just a five-minute walk from both the new National Children's Hospital and the St. James's Hospital campus, the location is particularly appealing to healthcare professionals and families alike. Excellent transport connections are readily available, including two nearby LUAS Red Line stops, numerous Dublin Bus routes along the South Circular Road, Heuston Station, and convenient access to the M50 motorway. Dublin City Centre is also within comfortable walking distance.

The area is further enhanced by a wealth of recreational, cultural, and heritage amenities. The Phoenix Park, is approximately 1km away and offers extensive green spaces, walking trails, and sporting facilities. Other nearby attractions include the Irish Museum of Modern Art (IMMA) at the Royal Hospital Kilmainham, Kilmainham Gaol, Kilmainham Courthouse, the War Memorial Gardens, and the scenic River Liffey walkway, all of which contribute to the area's unique character and appeal.

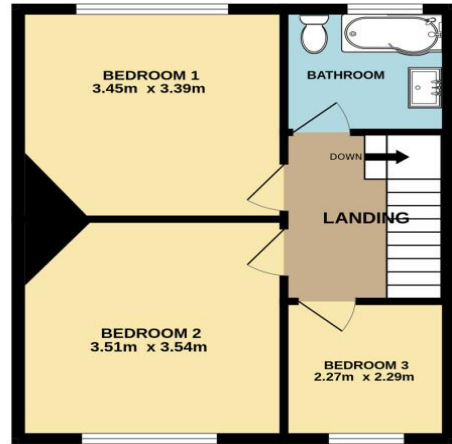
Combining exceptional convenience with a rich array of local amenities, Upper Cross Road offers a superb lifestyle opportunity in one of Dublin's most sought-after city locations.



GROUND FLOOR



1ST FLOOR



Not to scale, identification only
Made with Metropix ©2026



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

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 Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
PSRA Registration No. 002183