

For Sale

Asking Price: €525,000

Sherry
FitzGerald



29 Abercorn Square,
Inchicore,
Dublin 8,
D08 N9WR

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire a modern four-bedroom semi-detached family home on Abercorn Square with generous front & rear gardens. The property has been maintained to an extremely high standard with the added benefit of off-street parking.

Upon entering this charming property, you're greeted by a light-filled and spacious entrance hall with stairs to the first-floor landing, opening to the living room, downstairs WC and the open plan kitchen/dining room. The living room is to the front of the home, which boasts generous proportions, featuring a large front facing window, with a feature fireplace with open fire/tiled hearth, wall-mounted radiator and laminate flooring.

The real hub of the home is the open plan kitchen/dining which is a great space for family meals and entertaining. The kitchen area itself fitted with matching grey base/wall units, with ample worktop granite space, bevelled tiled splashback, matching central island/breakfast bar with inset sink with mixer tap, integrated fridge freezer, dishwasher, washing machine, gas hob with extractor above, wall-mounted radiator, laminate flooring and single & double doors opening to the garden.

Moving to the first floor, you'll find four spacious bedrooms, a family bathroom and hot press.

Bedroom 1 is a generously sized double bedroom with window to the front, wall-mounted radiator, space for free standing wardrobes and laminate flooring. Bedroom 2 mirrors this spaciousness of the front room, offering a rear-facing window overlooking the garden, wall-mounted radiator, space for free standing wardrobes and laminate flooring. Bedroom 3 also offers a rear facing window, wall-mounted radiator and laminate flooring. Bedroom 4 is a single bedroom with window to the front, wall-mounted radiator, built-in storage, wall mounted gas fired boiler and laminate flooring.

The family bathroom is complete with a side-facing Opaque window, deep fill bath with mixer-tap, mains fed shower above, wash hand basin with mixer-tap, WC, wall tiling, extractor fan and lino flooring.

This completes the living accommodation thought this beautiful home.



Accommodation

Entrance Hall 1.73m x 4.59m (5'8" x 15'1"): Opening from the front door to a bright & spacious hallway with stairs to the first-floor landing, leading to the living room, downstairs WC and the open plan kitchen/dining room.

Living Room 3.02m x 5.12m (9'11" x 16'10"): Window to the front, feature fireplace with open fire/tiled hearth, wall-mounted radiator and laminate flooring.

Open Plan Kitchen/Dining Room 4.90m x 4.00m (16'1" x 13'1"): Fitted with matching grey base/wall units, with ample worktop granite space, bevelled tiled splashback, matching central island/breakfast bar with inset sink with mixer tap, integrated fridge freezer, dishwasher, washing machine, gas hob with extractor above, wall-mounted radiator, laminate flooring and single & double doors opening to the garden.

Landing 1.99m x 3.13m (6'6" x 10'3"): Good-sized landing with access to the attic via a Stira folding attic stairs. Leading to the four sizeable bedrooms, family bathroom and hot press.

Bedroom 1 2.75m x 3.58m (9' x 11'9"): Generous double bedroom with window to the front, wall-mounted radiator, space for free standing wardrobes and laminate flooring.

Bedroom 2 2.65m x 3.37m (8'8" x 11'1"): Sizeable double bedroom with window to the rear, wall-mounted radiator, space for free standing wardrobes and laminate flooring.

Bedroom 3 2.18m x 3.37m (7'2" x 11'1"): Double bedroom with window to the rear, wall-mounted radiator and laminate flooring.

Bedroom 4 2.05m x 2.93m (6'9" x 9'7"): Single bedroom with window to the front, wall-mounted radiator, built-in storage, wall mounted gas fired boiler and laminate flooring.

Bathroom Opaque window to side, deep fill bath with mixer-tap, mains fed shower above, wash hand basin with mixer-tap, WC, wall tiling, extractor fan and lino flooring.





Outside:

The front of the property features a generous garden enclosed by mature shrubbery, with off-street parking available via the driveway. There is also gated side access leading to the rear of the property.

The rear garden is of good-size and is extremely low maintenance, featuring cobblelock paving, raised flowerbeds, and enclosed by 6ft high timber panel fencing for added privacy. This great outdoor space is perfect for relaxing or entertaining.

Special Features & Services

- Open Plan Kitchen/Dining Room
- Four Bedrooms
- Off-Street Parking
- Gas Central Heating
- Gated Side Access

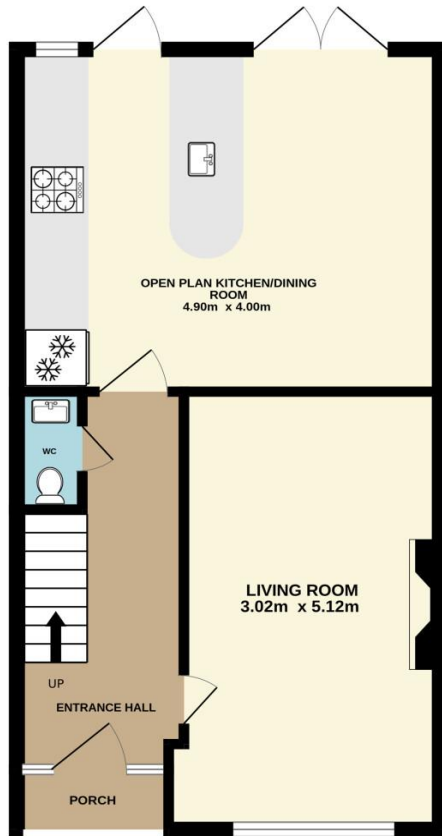


Location:

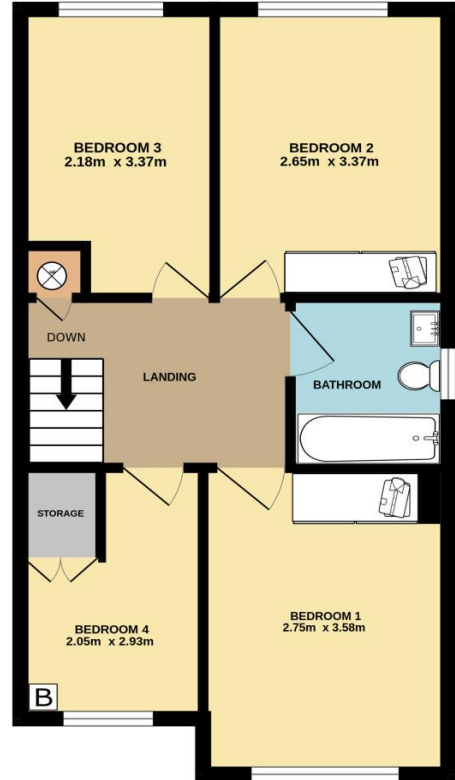
The location is second to none, offering a superb range of amenities right on your doorstep, including shops, cafés, bars, and restaurants. Excellent outdoor and leisure facilities are close by, such as the Phoenix Park, Memorial Gardens, IMMA, Royal Hospital Kilmainham, and the Grand Canal. The Red Line LUAS is just a short stroll away, providing easy access to the city centre.



GROUND FLOOR
42.8 sq.m. approx.



1ST FLOOR
41.4 sq.m. approx.



TOTAL FLOOR AREA: 84.2 sq.m. approx.
Not to scale, identification only
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MORTGAGE ADVICE

SOLICITOR

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