

# For Sale

Asking Price: €425,000

Sherry  
FitzGerald



26 Derry Road,  
Crumlin, Dublin 12,  
D12 C8W9

[sherryfitz.ie](http://sherryfitz.ie)



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

Upon entering this charming property, you're greeted by a light-filled and spacious entrance hall with stairs to the first-floor landing, ample understairs storage and opening to the main living room. The main living room itself is of good size and benefits from lots of natural light via the double doors to the rear garden, feature log burning stove and opening to both the kitchen/diner and the sitting room. The sitting room is a great usable space just off the living room with double doors, laminate flooring and large front facing window.

The real hub of the home is the sympathetically extended open plan kitchen/dining room which is filled by an abundance of natural light from the front and rear facing windows. It has been fitted with matching base wall units, ample worktop space with tiled splash back, built in electric oven, inset electric hob with extractor above, inset sink with mixer-tap, integrated dishwasher, plumbing for washing machine, gas fired boiler, laminate flooring and rear door to garden.

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 storage and laminate floor coverings. Bedroom 2 mirrors this spaciousness of the front room, offering a rear-facing window overlooking the garden, a built-in wardrobe, and laminate floor coverings. The family bathroom is complete with an opaque rear-facing window, a corner shower unit, with mains fed shower, glass shower screen, wall hung loo, wall hung wash hand basin with mixer tap and floor-to-ceiling tiling.

This completes the living accommodation thought this beautiful home.

Off-street parking provided by the large driveway to the front of the home. The delightful rear garden is extremely private with a brick built shed, a large, decked area which leads from the rear of the home, sizeable patio area and a rear lawn which is boarded by mature raised flower beds.



## Accommodation

**Entrance Hall** 2.76m x 1.74m (9'1" x 5'9"): Opening from the front door to a bright and spacious entrance hall with stairs to first floor landing, understairs storage, laminate flooring and leading to the main living room.

**Living Room** 4.84m x 3.38m (15'11" x 11'1"): Sizeable living room with double doors to the garden, built in log burning stove, laminate flooring, leading through to the open plan kitchen/dining room and the sitting room to the front of the home.

**Sitting Room** 2.78m x 2.98m (9'1" x 9'9"): Window to front aspect, wall mounted radiator, laminate flooring and glass paneled double doors opening to the living room.

**Kitchen Dining Room** 4.11m x 3.20m (13'6" x 10'6"): Dual aspect with windows to both the front and rear aspect which has been fitted with matching base wall units, ample worktop space with tiled splash back, built in electric oven, inset electric hob with extractor above, inset sink with mixer-tap, integrated dishwasher, plumbing for washing machine, gas fired boiler, laminate flooring and rear door to garden.

**Bedroom 1** 3.38m x 3.90m (11'1" x 12'10"): Sizeable double bedroom with window to front aspect, built in storage and laminate floor coverings.

**Bedroom 2** 3.30m x 2.89m (10'10" x 9'6"): Sizeable double bedroom with window to rear overlooking the garden, built in wardrobe and laminate floor coverings.

**Bathroom** 1.97m x 1.43m (6'6" x 4'8"): Opaque rear-facing window, a corner shower unit, with mains fed shower, glass shower screen, wall hung loo, wall hung wash hand basin with mixer tap and floor-to-ceiling tiling.

**Outside** Off-street parking provided by the large driveway to the front of the home. The delightful rear garden is extremely private with a brick built shed, a large decked area which leads from the rear of the home, sizeable patio area and a rear lawn which is boarded by mature raised flower beds.





### Special Features & Services

- Rewire - 2016
- Re-pumping 2016
- CAT 5
- Open Plan Kitchen/Bathroom
- Two Double Bedroom
- Off-Street Parking
- Large Rear Garden

**BER** BER E1, BER No. 108054966

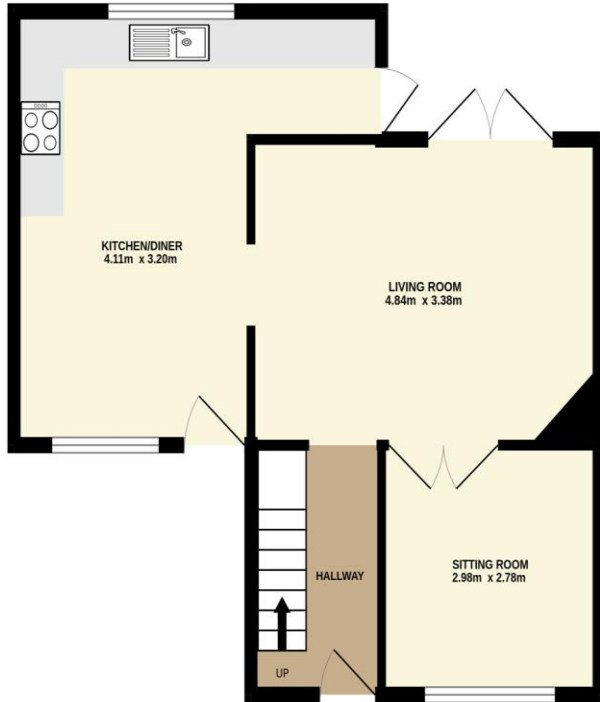


**LOCATION:**

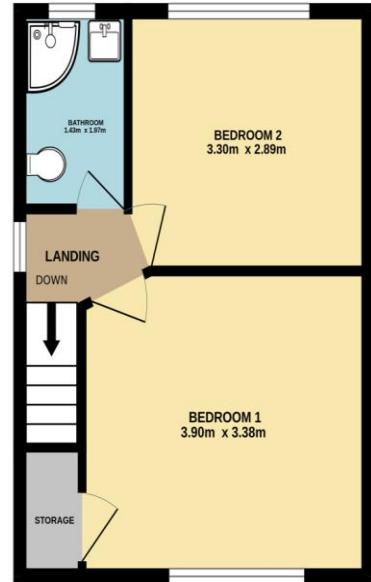
The location of this property is fantastic with all conceivable amenities within close proximity such as Crumlin Village, Our Ladys Childrens Hospital, with Schools and Shopping Centres within walking distance. This location is well serviced by public transport and is within easy reach of the M50 and the City Centre.



GROUND FLOOR  
47.5 sq.m. approx.



1ST FLOOR  
30.1 sq.m. approx.



TOTAL FLOOR AREA: 77.5 sq.m. approx.  
Not to scale, identification only  
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**MORTGAGE ADVICE**

**SOLICITOR**

[sherryfitz.ie](http://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.  
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