

For Sale

Asking Price: €695,000

Sherry
FitzGerald



41 Blarney Park,
Kimmage, Dublin
12, D12 W6FP

BER B2

sherryfitz.ie



Upon entering this charming property, you're greeted by a light-filled and spacious entrance hall with stairs to the first-floor landing, ample floor to ceiling built in storage, understairs WC and opening to both the main living room and the expansive open plan kitchen/dining area.

The living room boasts generous proportions, featuring a front-facing window, wall mounted radiator, leading through to the study/lounge, which has been fitted with a wall mounted radiator and sliding doors through to the open plan kitchen/dining area, making this space extremely versatile.

The real hub of the home is the sympathetically extended open plan kitchen/dining room, which has been added to the property by the current owners in 2019.

The kitchen is fitted with an array of soft grey base/wall units, with ample worktop space, tiled splash back, Neff double oven, Neff microwave, induction hob with extractor above, dishwasher, inset stainless steel sink, central Island/Breakfast bar with usb/power sockets and finished with large porcelain floor tiles. Located just off the kitchen is a very useable utility room, which has been fitted with floor to ceiling wall units providing space for an American fridge/freezer, washing machine and dryer. The boiler is located also in the utility room next to the side access door which leads to the garage area.

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

Bedroom 1 is a generously sized double bedroom with a front-facing window, newly fitted built-in wardrobes, providing ample storage and carpeted floor coverings. Bedroom 2 mirrors this spaciousness of the front room, offering a rear-facing window overlooking the garden, a newly fitted built in wardrobe, and carpeted floor coverings. Bedroom 3 is a comfortable single bedroom with a front-facing window and carpeted floor coverings. The family bathroom, which was recently remodeled, is complete with an opaque rear-facing window, a corner shower unit, with power shower, glass shower screen, a WC, a feature vanity unit, inset sink with mixer tap and floor-to-ceiling tiling. This completes the living accommodation through this beautiful home.



Accommodation

Entrance Hall 1.70m x 6.77m (5'7" x 22'3"): Stairs to the first-floor landing, ample floor to ceiling built in storage, understairs WC and opening to both the main living room and the expansive open plan kitchen/dining area.

Living Room 3.25m x 3.85m (10'8" x 12'8"): Front-facing window, wall mounted radiator, leading thought to the study/lounge.

Study/Lounge 3.34m x 3.85m (10'11" x 12'8"): Wall mounted radiator and sliding doors through to the open plan kitchen/dining area.

Open Plan Kitchen 6.35m x 5.94m (20'10" x 19'6"): Velux skylights, bi folding doors and large window overlooking the landscaped south facing rear garden. The kitchen is fitted with an array of soft grey base/wall units, with ample worktop space, tiled splash back, Neff double oven, Neff microwave, induction hob with extractor above, dishwasher, inset stainless steel sink, central Island/Breakfast bar with usb/power sockets and finished with large porcelain floor tiles.

Utility Room 2.33m x 1.63m (7'8" x 5'4"): Floor to ceiling wall units providing space for an American fridge/freezer, washing machine/dryer, Velux skylight, gas fired boiler and side door to garage.

Bedroom 1 3.28m x 3.45m (10'9" x 11'4"): Generously sized double bedroom with a front-facing window, newly fitted built-in wardrobes, providing ample storage and carpeted floor coverings.

Bedroom 2 3.70m x 3.46m (12'2" x 11'4"): Generously sized double bedroom with a rear-facing window, newly fitted built-in wardrobes, providing ample storage and carpeted floor coverings.

Bedroom 3 2.23m x 2.10m (7'4" x 6'11"): Comfortable single bedroom with a front-facing window and carpeted floor coverings

Bathroom 1.59m x 1.90m (5'3" x 6'3"): Opaque rear-facing window, a corner shower unit, with power shower, glass shower screen, a WC, a feature vanity unit, inset sink with mixer tap and floor-to-ceiling tiling.

Outside Off-street parking provided by the large driveway to the front of the home. The owners also have added an electric car charging point which is next to the garage entrance. The garage itself was rebuilt in 2019 and provides the current owner a wide range of uses. This space, subject to planning could be incorporated into the existing house as an additional reception room or office space. The delightful south-facing rear garden is extremely private and has also benefited from a completed make over, with a large pergola to the rear, raised flower beds boarding the central lawned area and a sizeable patio area finished with sandstone patio slabs.





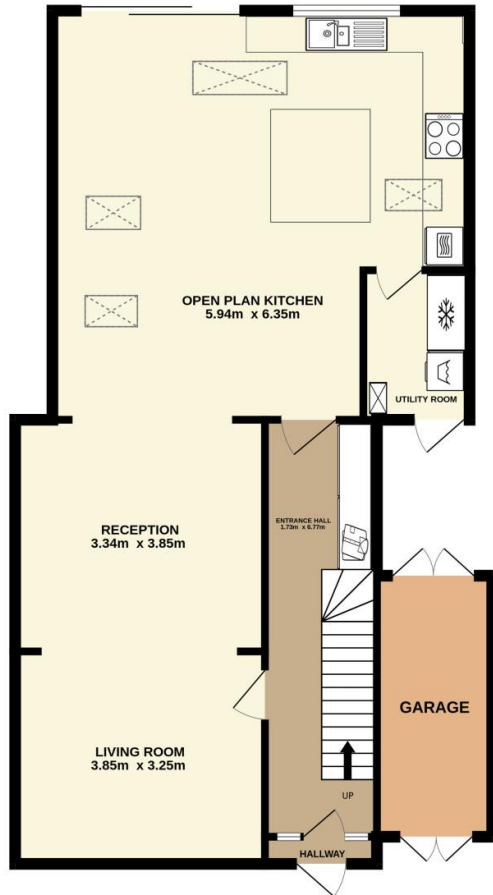
Special Features & Services

- Fully renovated + extended in 2019 (full rewired, replumbed, new heating system, fully Insulated)
- New GFCH with zoned heating system, boiler and radiators
- Smart Alarm
- Video Cameras exterior front, side and back (Option)
- BER B2
- South facing rear garden, sunlight all day.
- Built in wardrobes.
- Extensive Storage Space
- Half floored attic
- Turnkey condition
- Electric car charger

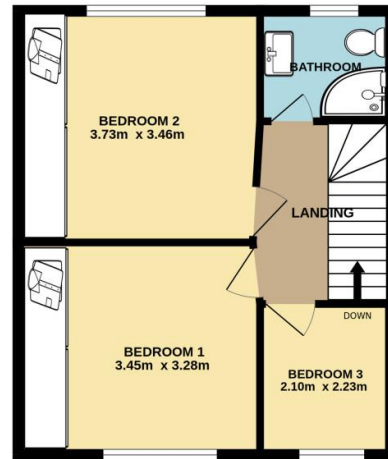
BER BER B2, BER No. 111546875



GROUND FLOOR



1ST FLOOR



Not to scale, identification only
Made with Metropix ©2024



NEGOTIATOR

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

sherryfitz.ie

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