

For Sale

Asking Price: €525,000

Sherry
FitzGerald



14 Leighlin
Road, Crumlin,
Dublin 12, D12
V2P9

BER A3

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire an extended and stylish three-bedroom end of terrace family home on Leighlin 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 living room with stairs to the first floor landing. The living room boasts generous proportions, featuring a front-facing triple glazed window, feature fireplace with inset wood burning stove, floating polished concrete hearth below, handmade solid Douglas fir built in joinery, oiled wide plank oak floor, understairs storage, utility room / downstairs WC, underfloor heating and interconnecting seamlessly to the open plan kitchen.

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 2021. The attention to detail is second to none and has been finished to an extremely high standard. The kitchen/dining area itself has an abundance of natural light which is provided via the Velux skylights and the floor to ceiling glass sliding door to the beautifully appointed rear garden.

The kitchen is fitted with an array of bespoke matching anthracite grey base/wall units, with matching concrete worktop, integrated appliances, a central matching island with inset stainless-steel sink/mixer tap, feature wall with decorative terracotta blocks and finished with Terrazzo tiled flooring.

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

Bedroom 1 is a generously sized double bedroom with a front-facing triple glazed window, flush plywood built-in wardrobes, providing ample storage, high efficiency wall mounted radiator and finished with solid pitch pine flooring. Bedroom 2 mirrors this spaciousness of the front room, with a rear-facing triple glazed window, built-in wall mounted shelving, high efficiency wall mounted radiator and finished with solid pitch pine flooring. Bedroom 3 again is sized double bedroom with dual aspect triple glazed windows to both the front and rear of the home, high efficiency wall mounted radiator and solid pitch pine flooring. The family bathroom is fitted out to an extremely high standard with a double walk-in shower with fixed glass shower screen, mains-fed rainfall shower with an additional round handle shower arm, deep fill bath, bespoke solid mahogany joinery, micro cement walls throughout with inset sink, wall hung loo and micro cement flooring to match.

This completes the living accommodation throughout this beautiful home.



Accommodation

Entrance Opening from the front door with stairs to the first-floor landing and leading to a beautifully finished and modern expansive living room which runs seamlessly from front through to the open plan kitchen to the rear.

Open Plan Living Room 6.89m x 3.25m (22'7" x 10'8"): Tripple glazed window to front aspect, feature fireplace with inset wood burning stove, floating polished concrete hearth below, handmade solid Douglas fir built in joinery, oiled wide plank oak floor, understairs storage, utility room / downstairs WC , underfloor heating and interconnecting seamlessly to the open plan kitchen.

Open Plan Kitchen/Dining Room 6.32m x 3.94m (20'9" x 12'11"): Fitted with an array of bespoke matching anthracite grey base/wall units, with matching concrete worktop, fitted double oven, induction hob with extractor above, built in dishwasher, Fisher & Paykel fridge freezer, central Island with inset stainless steel sink/mixer tap, feature wall with decorative terracotta blocks, two large Velux skylights, floor to ceiling glass sliding door rear garden and finished with Terrazzo tiled flooring.

Utility Room/Downstairs WC 1.86m x 1.40m (6'1" x 4'7"): Window to side aspect, fitted with bespoke cabinetry housing a washing machine, a tumble dryer, hardwood worktop with inset stainless-steel sink with mixer tap, built in storage, WC, underfloor heating and finished with oiled wide plank oak flooring.

Storage / Cloak Room 2.74m x 0.75m (9' x 2'6"): Proving the home with ample additional storage and access to the underfloor heating manifold for ease of access.

Landing 2.10m x 1.53m (6'11" x 5'): Velux roof light, three spacious double bedrooms, a well-appointed modern family bathroom and finished with solid pitch pine flooring.

Bedroom 1 3.33m x 3.01m (10'11" x 9'11"): Generously sized double bedroom with a front-facing triple glazed window, flush plywood built-in wardrobes, providing ample storage, high efficiency wall mounted radiator and finished with solid pitch pine flooring.

Bedroom 2 3.69m x 2.87m (12'1" x 9'5"): Generously sized double bedroom with a rear-facing triple glazed window, built-in wall mounted shelving, high efficiency wall mounted radiator and finished with solid pitch pine flooring.

Bedroom 3 6.44m x 3.14m (21'2" x 10'4"): Generously sized double bedroom with dual aspect triple glazed windows to both the front and rear of the home, high efficiency wall mounted radiator and solid pitch pine flooring.

Family Bathroom 1.70m x 2.00m (5'7" x 6'7"): Velux skylight, double walk-in shower with fixed glass shower screen, mains fed rainfall shower with separate round handle shower arm, deep fill bath, bespoke solid mahogany joinery, micro cement walls throughout with inset sink, wall hung loo and micro cement flooring to match.

Garage 2.72m x 6.16m (8'11" x 20'3"): Double doors opening from the driveway to a large garage with power, lighting and a rear door leading to the garden.





Garden:

The property benefits from ample off-street parking provided by the large driveway to the front of the home. The delightful rear garden is extremely private and has also benefited from a complete make over in recent years. There is a sizeable composite decked area which leads directly out from the open plan kitchen at the rear of the home, a step down to a central lawned area which is finished with high grade artificial grass, making this garden a great place for entertaining with family and friends.

Special Features & Services

- Fully refurbished in 2022 to an extremely high standard.
- Hi-spec, Modern Eco-Home.
- BER A Rated.
- Air-to-Water Heat Pump
- Underfloor Heating throughout the ground floor.
- Triple Glazing to All Windows & Doors
- 2.2 Meter Doors Throughout
- Off-Street Parking
- Garage With Double Doors & Rear Access
- Turnkey Condition

BER: A3, BER No. 118263656

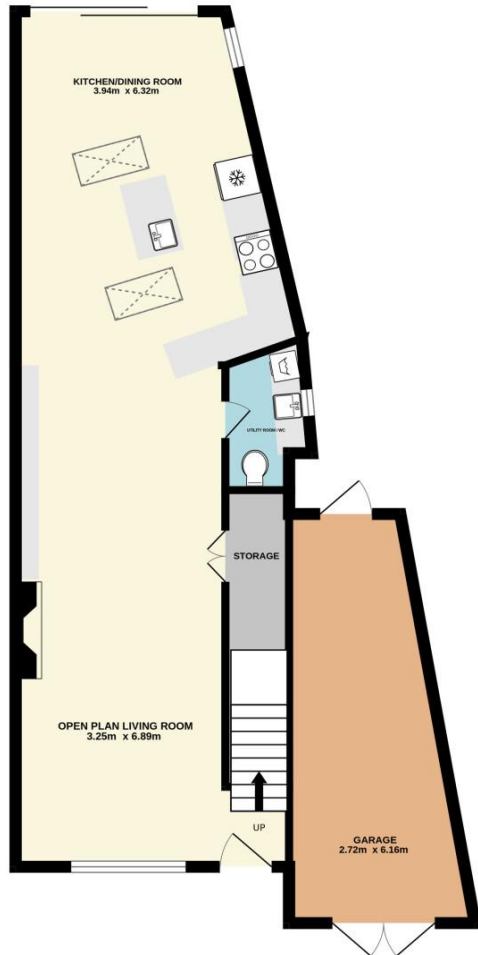


Location:

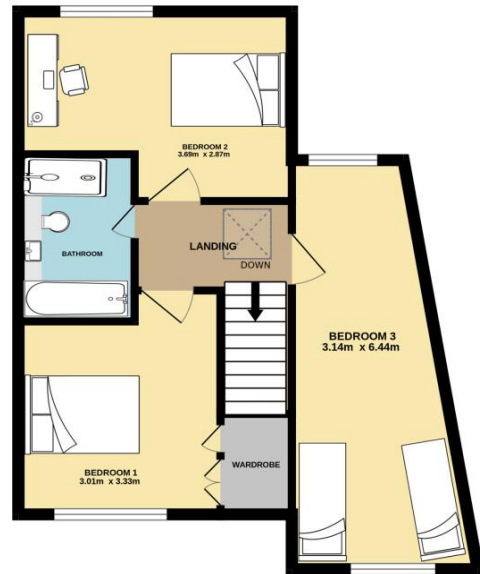
The location is second to none in terms of convenience with a host of nearby amenities in Sundrive, Kimmage, Terenure and Harold's Cross including shops, restaurants, established schools and the new National Children's Hospital on your doorstep. The area is serviced by an excellent road network and has host of bus routes providing easy access to the city centre, M50 and beyond. Properties presented in this manner are a rarity and early viewing is recommended.



GROUND FLOOR



1ST FLOOR



Not to scale, identification only
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NEGOTIATOR
Eoin Boylan
Sherry FitzGerald
3 Sundrive Road, Kimmage,
Dublin 12, D12 V9HV
T: 01 4922 444
E: sundrive@sherryfitz.ie

MORTGAGE ADVICE
For free independent advice on
mortgages talk to
Carla Kivlehan
T: 01 643 1400
M: 087 9267460
E: carla.kivlehan@sherryfitz.ie

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sherryfitz.ie

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