

For Sale

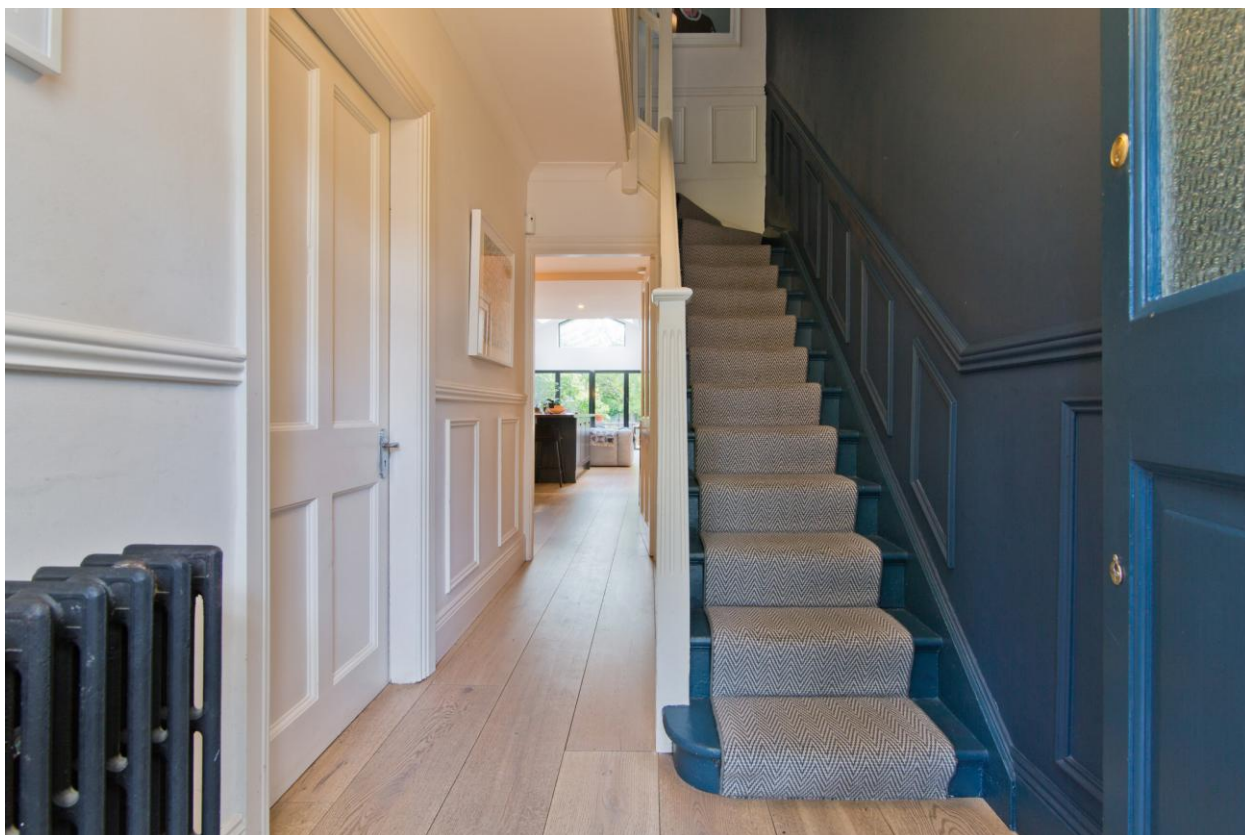
Asking Price: €650,000

Sherry
FitzGerald



205 Sundrive Road,
Crumlin,
Dublin 12,
D12 TD66

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 Sundrive Road. The property has been maintained to an extremely high standard, with well-proportioned useable accommodation throughout the home. Which is further enhanced by a mature and very private rear garden.

Upon entering this charming property, you're greeted by a light-filled and spacious entrance hall with stairs to the first-floor landing, decorative wall panelling, understairs storage and opening to both the sitting room and the expansive open plan kitchen/dining/living room.

The real hub of the home is the sympathetically extended open plan kitchen/living room, which is a great space for family dinners and entertaining. The attention to detail is second to none and has been finished to an extremely high standard. The kitchen/living area itself has an abundance of natural light which is provided via several Velux skylights and bi folding doors, which lead out to a same level patio area with steps down to the very private garden.

The kitchen itself is fitted with an array of matching base/wall units, with ample worktop space, tiled splash back, built-in electric oven, gas hob with extractor above, built in dishwasher, space for an American fridge/freezer, feature wall with exposed brickwork, a large central Island/Breakfast bar with inset stainless steel sink, mixer tap, all finished with a hardwood counter top and engendered oak flooring.

Located just off the kitchen is a very useable utility room, with built in base unit with a countertop, plumbed for a washing machine and wall mounted gas fired boiler.

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

Bedroom One is a generously sized double bedroom with a front-facing bay window, bespoke timber shutters, feature fireplace, decorative coving and carpeted floor coverings. Bedroom Two has been extended to the rear of the property offering a very spacious double bedroom and finished with a rear-facing window, Velux skylight, feature fireplace, and carpeted floor coverings. Bedroom Three is a comfortable single bedroom with a front-facing window, bespoke timber shutters and carpeted floor coverings.

The family bathroom, which was also extended as part of the renovations, which offers great proportions and is complete with opaque rear-facing window, Velux skylight, double walk in shower with glass sliding door, a WC with high level cistern, a wash hand basin with standard pedestal, free standing roll top bath with mixer tap/shower attachment and finished with a natural stone floor tile.



Accommodation

Entrance Hall 1.64m x 3.65m (5'5" x 12'): Stairs to the first-floor landing, decorative wall paneling, understairs storage, cast iron radiator and opening to both the main sitting room and the expansive open plan kitchen/dining/living area.

Sitting Room 3.76m x 3.83m (12'4" x 12'7"): Bay window to front aspect finished with bespoke timber shutters, feature fireplace with inset fire, original picture rails, decorative coving, engineered oak flooring and double doors opening to the dining area.

Dining Room 4.50m x 3.92m (14'9" x 12'10"): Feature fireplace with inset fire, built in storage, engineered oak flooring which flows into the open plan kitchen/living room.

Open Plan Kitchen/Living Room 5.43m x 7.63m (17'10" x 25'): Fitted with an array of matching base/wall units, with ample worktop space, tiled splash back, built-in electric oven, gas hob with extractor above, built in dishwasher, space for an American fridge/freezer, feature wall with exposed brickwork, a large central Island/Breakfast bar with inset stainless steel sink, inset mixer tap, finished with a hardwood counter top and engineered oak flooring.

Landing 1.98m x 2.49m (6'6" x 8'2"): Opening to all three good sized bedrooms, loft access and the family bathroom.

Bedroom 1 3.16m x 3.84m (10'4" x 12'7"): Generously sized double bedroom with a front-facing bay window, bespoke timber shutters, feature fireplace, decorative coving and carpeted floor coverings

Bedroom 2 3.12m x 5.65m (10'3" x 18'6"): Extended double bedroom of good size with a rear-facing window, Velux skylight, feature fireplace, and carpeted floor coverings.

Bedroom 3 1.98m x 2.41m (6'6" x 7'11"): Comfortable single bedroom with a front-facing window, bespoke timber shutters and carpeted floor coverings.

Family Bathroom 1.93m x 4.10m (6'4" x 13'5"): Opaque rear-facing window, Velux sky light, double walk-in shower with glass sliding door, a WC with high level cistern, a wash hand basin with standard pedestal, free standing roll top bath with mixer tap/shower attachment and finished with a natural stone floor tile.





Outside:

The property benefits from ample off-street parking provided by the driveway to the front of the home. The front garden and driveway itself which has been kept to a very high standard with beautifully mature trees and neatly trimmed boxwood hedges which lead you to the front door.

There is also great side access to this property which leads to the extremely private rear garden. The delightful rear garden is extremely private which is mainly laid to lawn, which is bordered by mature tree's well-kept hedging and raised flower beds. There is a beautiful, raised patio area finished with reclaimed bricks, which extended from the rear of the property, which is ideal of outdoor dining and relaxation.

Special Features & Services

- End Of Terrace
- Open Plan Living
- Turnkey Condition
- Three Sizeable Bedrooms
- Mature & Very Private Garden

BER BER D1, BER No. 108114638

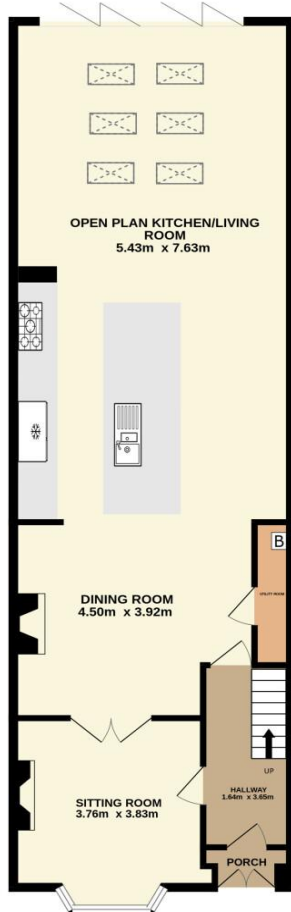


Location:

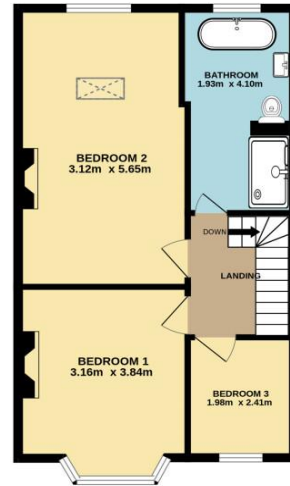
The location is second to none in terms of convenience with a host of nearby amenities in Sundrive, Kimmage, Terenure and Harold's Cross including shops, restaurants, established schools and the new National Children's Hospital on your doorstep. The area is serviced by an excellent road network and has 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



FIRST FLOOR



Not to scale, identification only
Made with Metroplan ©2025



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