

For Sale

Asking Price: €595,000

Sherry
FitzGerald



158 Kilworth
Road, Drimnagh,
Dublin 12, D12
WC89

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire an extended and stylish four-bedroom semi-detached family home on Kilworth Road with garden studio. The property has been fully refitted 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, opening to both the main living room and the kitchen/dining area.

The living room is of good size, featuring a front-facing bay window, wall mounted radiator and tiled floor coverings. The kitchen itself is fitted with matching base/wall units, ample worktop space with tiled splash back, inset stainless steel sink, inset gas hob with extractor above, double oven, fitted microwave, space for American style fridge/freezer and tiled floor coverings. Leading from the kitchen is a sizeable sitting room, featuring a central media wall with inset feature fire, floor to ceiling windows providing lots of natural light into the room and double doors to the garden. Also, from the kitchen there is a sizeable utility room, which opens to both the downstairs shower room and the 4th Bedroom. Bedroom 4 is a sizeable double bedroom with feature bay window to front aspect, built in wardrobes and tiled floor coverings.

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 window to front aspect, built in wardrobes, carpeted floor coverings and leading thought to the en-suite bathroom. The en-suite has been fitted with corner shower unit, WC, wash hand basin and tiled floor to ceiling. Bedroom 2 is a sizeable double bedroom with window to front aspect, built in wardrobes and laminate floor coverings. Bedroom 3 is a good-sized single bedroom with window to rear aspect and laminate floor coverings. The family bathroom is complete with an opaque rear-facing window, deep fill bath, WC and wash hand basin.

Outside: The property benefits from ample off-street parking provided by the large driveway to the front of the home. There is secure gated side access leading to the rear garden which is extremely low maintenance with the benefit of been laid with astro turf. To the rear of the garden is a good side self-contained studio fitted with bedroom, kitchen area and wet room.



Accommodation

Entrance Hall 1.5m x 4.3m (4'11" x 14'1"): Stairs to first floor landing, decorative wall paneling, understairs storage and tiled floor coverings.

Living Room 3.64m x 3.64m (11'11" x 11'11"): Bay window to front aspect, wall mounted radiator and tiled floor coverings.

Kitchen/ Dining Room 3.39m x 4.85m (11'1" x 15'11"): Fitted with matching base/wall units, ample worktop space with tiled splash back, inset stainless steel sink, inset gas hob with extractor above, double oven, fitted microwave, space for American style fridge/freezer and tiled floor coverings.

Sitting Room 3.46m x 4.87m (11'4" x 16'): Media wall with inset fire, floor to ceiling windows, double doors to garden and tiled floor coverings.

Utility Room 2.31m x 1.89m (7'7" x 6'2"): Matching base/wall units, decorative wall paneling, rear door and tiled floor coverings.

Wet Room 1.19m x 1.82m (3'11" x 6'): Shower with glass shower screen, WC, wash hand basin, heated towel rail and tiled floor to ceiling.

Bedroom 4 5.15m x 2.67m (16'11" x 8'9"): Sizeable double bedroom with bay window to front aspect, built in wardrobes and laminate floor coverings.

Landing 1.73m x 4.15m (5'8" x 13'7"): Opening to all three bedrooms and the family bathroom.

Bedroom 1 3.2m x 5.10m (10'6" x 16'9"): Large double bedroom with window to front aspect, built in wardrobes, carpeted floor coverings and leading to the en-suite bathroom.

En-Suite 2.54m x 1.8m (8'4" x 5'11"): Opaque window to side aspect, corner shower unit with glass shower screen, WC, wash hand basin and tiled floor to ceiling.

Bedroom 2 2.82m x 2.67m (9'3" x 8'9"): Sizeable double bedroom with window to front aspect, built in wardrobes and laminate floor coverings.

Bedroom 3 2.66m x 3.00m (8'9" x 9'10"): Sizeable single bedroom with window to rear aspect and laminate flooring.

Family Bathroom 1.8m x 2.09m (5'11" x 6'10"): Opaque window to rear aspect, deep fill bath, WC, wash hand basin and tiled floor to ceiling.

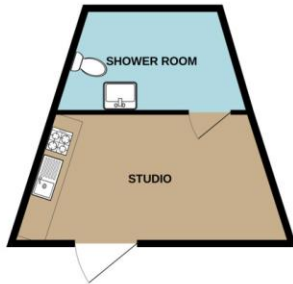
Outside Off-street parking provided by the large driveway to the front of the home. There is secure gated side access leading to the rear garden, which is extremely low maintenance, with the benefit of been laid with artificial grass. The home also benefits from a self-contained studio fitted with bedroom, kitchen area and wet room.







STUDIO



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

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