

# For Sale

Asking Price: €1,075,000

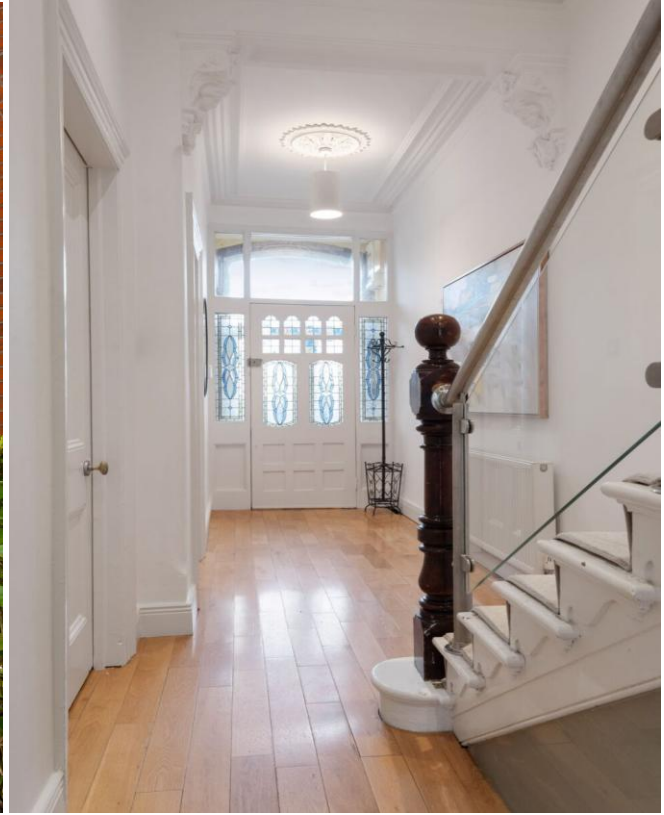
Sherry  
FitzGerald



634 South Circular Road,  
Kilmainham,  
Dublin 8,  
D08 XE9W

BER D1

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



Sherry FitzGerald are delighted to present a rare and exciting opportunity to acquire No. 634 South Circular Road, the house is an extremely impressive an extended Edwardian three-bedroom family home with original attic room and vehicular rear access. The property boasts an array of original period features which results in a home that is full of character and charm.

Behind the quaint exterior the accommodation comprises a welcoming entrance hall with double height ceilings with ornate corning, ceiling rose, a modern staircase with glass panels to the first-floor landing, hardwood flooring and opening to both the main living room and the dining room. The living room is to the front of the home with double height bay window to the front aspect with original antique glass, corning & centre rose with chandelier, feature fireplace with marble mantelpiece, cast iron inset, slate hearth, hardwood flooring and fold back double doors to Dining room. The dining room mirrors the spaciousness of the front living room and boasts an abundance of charm with double height ceilings with corning & centre rose with chandelier, feature fireplace with timber mantelpiece, cast iron inset, slate hearth, hardwood flooring and double doors to the expansive open plan kitchen/family room.

the real hub of the home is the extended and modernly styled kitchen/family room which is of good size and benefits from an abundance of natural light, which is provided via the rear floor-to-ceiling windows overlooking the garden and five Velux skylights. The kitchen is fitted with matching base/wall units with ample granite worktop, beveled tiled splashback, rangemaster cooker with gas hob, extractor above, integrated micro-oven, wine cooler, American style fridge/freezer, central island unit with inset sink with mixer-tap, integrated dishwasher, fitted washing machine, inglenook fireplace, LED downlighters, five Velux skylights, underfloor heating and polished porcelain tiled flooring.

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

Bedroom One is a truly superb, generously sized double master bedroom spanning the full width of the house with double bay window to the front aspect, feature fireplace with tiled hearth, bespoke built-in wardrobes, ceilings with ornate corning, ceiling rose, picture rails, wall-mounted radiator and carpeted floor coverings. Bedroom Two is a sizeable double bedroom with window to the rear aspect, wall-mounted radiator, light box, carpeted floor coverings and opening to the family bathroom. Bedroom Three/Bathroom is a good-size double room with window to the rear aspect, currently used as an additional bathroom for the home, which could be easily be converted back to a large bedroom, with a feature fireplace, corner shower unit with glass sliding door, WC, wall mounted sink with mixer-tap, sunken double jacuzzi bath, LED downlighters, wall-mounted radiator, wall tiles floor to ceiling and hardwood flooring.

Moving to the second floor we come to a generous Attic room, which is ideal for a home office, with two large Velux roof lights, access to the eave storage, feature Archer brick support, wall-mounted radiator and carpeted floor coverings.



## Accommodation

**Entrance Hall** 1.70m x 9.80m (5'7" x 32'2"): Opening from the stained-glass front door into a bright & spacious entrance hall which opens to the main living room and dining room, finished with a modern staircase to the first floor landing, double height ceilings with ornate cornicing, ceiling rose, hardwood flooring and steps down to the downstairs WC & open plan kitchen/family room.

**Living Room** 4.80m x 3.60m (15'9" x 11'10"): Double height bay window to the front aspect with original antique glass, cornicing & centre rose with chandelier, feature fireplace with marble mantelpiece, cast iron inset, slate hearth, hardwood flooring and fold back double doors to Dining room.

**Dining Room** 4.00m x 3.80m (13'1" x 12'6"): Double height ceilings with cornicing & centre rose with chandelier, feature fireplace with marble mantelpiece, cast iron inset, slate hearth, hardwood flooring and double doors to the expansive open plan kitchen/family room.

**Open Plan Kitchen/Family Room** Two large floor to ceiling windows to the rear with double doors to the garde, fitted with matching base/wall units with ample granite worktop, bevelled tiled splashback, rangemaster cooker with gas hob, extractor above, integrated micro-oven, wine cooler, American style fridge/freezer, central island unit with inset sink with mixer-tap, integrated dishwasher, washing machine, inglenook fireplace, LED downlighters, five Velux skylights, underfloor heating and polished porcelain tiled flooring.

**Downstairs WC** 2.20m x 1.80m (7'3" x 5'11"): Fitted with a wall mounted WC, feature vanity unit with inset sink & mixer-tap, LED downlights and tiled floor-to-ceiling.

**Landing** Split level landing over two floors which leads to the three sizeable double bedrooms, family bathroom and stairs to the attic room.

**Bedroom 1** 4.90m x 5.80m (16'1" x 19'): Generously sized double bedroom spanning the full width of the house with double bay window to the front aspect, feature fireplace with tiled hearth, bespoke built-in wardrobes, ceilings with ornate cornicing, ceiling rose, picture rails, wall-mounted radiator and carpeted floor coverings.

**Bedroom 2** 5.90m x 3.40m (19'4" x 11'2"): Sizeable double bedroom with window to the rear aspect, wall-mounted radiator, light box, carpeted floor coverings and opening to the family bathroom.

**Bedroom 3 / Bathroom** 3.90m x 4.20m (12'10" x 13'9"): Good-size double room with window to the rear aspect, currently used as an additional bathroom for the home, which could be easily converted back to a large bedroom with a feature fireplace, corner shower unit with glass sliding door, WC, wall mounted sink with mixer-tap, sunken double jacuzzi bath, LED downlighters, wall-mounted radiator, wall tiles floor to ceiling and hardwood flooring.

**Family Bathroom** 2.90m x 2.20m (9'6" x 7'3"): Double Opaque windows to the side aspect, fitted with a corner shower unit with glass sliding door, mains-fed-shower, a WC, pedestal wash basin with mixer-tap, towel rail, and tiled floor to ceiling.

**Attic Room** 4.70m x 5.20m (15'5" x 17'1"): Fitted with two large Velux roof lights, access to the eave storage, feature Archer brick





**Outside:** The enclosed rear garden is generously proportioned, offering exceptional privacy and a low-maintenance design. It is beautifully finished with cobblelock paving and benefits from gated vehicular access, along with a large plant room that provides excellent storage space.

To the front, the property features a fully enclosed garden, predominantly laid in gravel, with gated pedestrian access leading to the front door.

### Special Features & Services

- Charming & Extended Period Home
- Abundance Of Original Features
- Two Reception Rooms
- Three Double Bedrooms
- Gas-Fired Central Heating
- Attic Room
- Low maintenance & Private Garden
- Double Gate Rear Access
- 207 sqm in total which includes 25.5sqm for the Attic Room
- Underfloor Heating in the extended kitchen/family room.
- Planning Permission for a new single-story extension & dormer window to the attic room
- Planning Ref: 4054/23

**BER** BER D1, BER No. 117869826





**Location:**

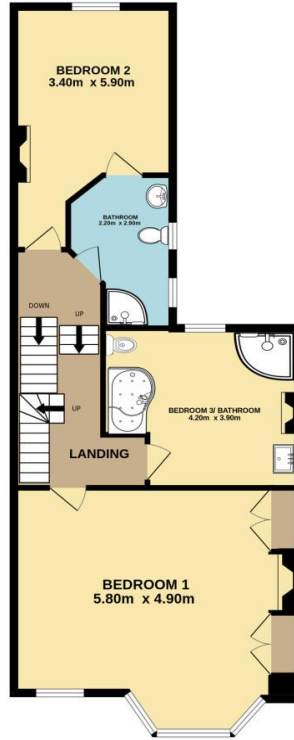
The location of the property is ideal - this tree lined stretch of the South Circular Road lies at the heart of Kilmainham which offers of a wealth of amenities both social and essential including The New Children's Hospital, an abundance of shops, bars and restaurants in Rialto and Kilmainham, and a short walk to the Phoenix Park, the War Memorial Gardens, Hueston Station, the Luas red line, many bus routes, and several Dublin Bikes stands.. Many schools and colleges including St Catherine's, Griffith College and Portobello College are located close by. The M50 Motorway is within a 10-minute drive.



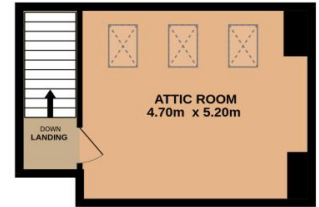
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Not to scale, identification only  
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### MORTGAGE ADVICE

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