

For Sale

Asking Price: €450,000

Sherry
FitzGerald



3 Woodfield Mews,
Kilmainham,
Dublin 10,
D10 FKO3

BER B3

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire this modern and stylish two-bedroom end-of-terrace home with a converted attic room, ideally positioned within the sought-after Woodfield Mews development. Finished to a high standard throughout, this attractive home offers bright and well-proportioned accommodation, further enhanced by a private south-facing rear garden, allocated parking, visitor parking, and an electric vehicle charging point.

Upon entering, a spacious entrance hallway welcomes you into the home, with stairs leading to the first-floor landing. The hallway provides access to a guest WC and the kitchen, creating a practical and inviting flow throughout the ground floor.

The kitchen is fitted with a range of matching base and wall units, providing ample worktop space and a tiled splashback. Appliances include a built-in electric oven, induction hob with extractor hood overhead, plumbing for a washing machine and space for an under-counter fridge and freezer. A useful understairs storage area adds practicality, while the kitchen opens seamlessly into the living area, creating an ideal space for modern family living and entertaining. To the rear, the spacious living room is both comfortable and inviting. A feature fireplace with inset electric fire provides an attractive focal point, while built-in bench seating with integrated storage maximises functionality. Laminate flooring complements the space, and double doors open directly onto a decked patio area.

Upstairs, the first-floor landing provides access to two generously sized double bedrooms, the family bathroom and a staircase leading to the attic room.

Bedroom One is a spacious double room overlooking the rear garden through two large windows, allowing for excellent natural light. The room offers ample space for freestanding wardrobes and additional furnishings and is finished with carpet flooring and a wall-mounted radiator. Bedroom Two is a well-proportioned double bedroom positioned to the front of the property. Two large windows flood the room with natural light, while carpet flooring and a wall-mounted radiator complete the accommodation. The family bathroom is fitted with a deep-fill bath incorporating an electric shower overhead, pedestal wash hand basin with mixer tap, WC and heated towel rail. Floor-to-ceiling tiling provides a clean and contemporary finish.

A staircase leads to the attic room, a bright and practical space with a large Velux roof window, carpet flooring, built-in shelving and useful eaves storage. This versatile room is ideal for a home office, playroom or additional living space.



Accommodation

Entrance Hall 1.76m x 1.60m (5'9" x 5'3"): Opening from the front door, a spacious entrance hallway welcomes you into the home, with stairs leading to the first-floor landing. The hallway provides access to the downstairs WC and the kitchen, creating a practical and inviting flow throughout the ground floor.

WC 1.60m x 1.57m (5'3" x 5'2"): An opaque window to the front, fitted with a WC, a pedestal wash hand basin with mixer tap, a wall-mounted radiator, and laminate flooring.

Kitchen 3.48m x 3.64m (11'5" x 11'11"): The kitchen is fitted with a range of matching base and wall units, providing ample worktop space and a tiled splashback. It includes a built-in electric oven, induction hob with extractor hood overhead, plumbing for a washing machine, and space for an under-counter fridge and freezer. A useful understairs storage area offers additional practicality, while the kitchen opens seamlessly into the living area, creating a bright and sociable space for everyday living and entertaining.

Living Room 3.48m x 3.13m (11'5" x 10'3"): Spacious and inviting, the living room is a comfortable space for both relaxing and entertaining. Featuring a fireplace with inset electric fire as a focal point, the room also benefits from built-in bench seating with integrated storage. Laminate flooring adds a practical and modern finish, while double doors open directly onto a same-level decked area, creating a seamless connection to the rear garden and extending the living space outdoors.

Landing 2.21m x 2.98m (7'3" x 9'9"): The first-floor landing provides access to two generously sized double bedrooms and the main family bathroom. A staircase from the landing leads to the attic room, offering valuable additional accommodation.

Bedroom 1 3.48m x 3.00m (11'5" x 9'10"): A generously proportioned double bedroom overlooking the rear garden through two large windows, providing excellent natural light. The room offers ample space for a freestanding wardrobe and additional bedroom furnishings. Features include a wall-mounted radiator and carpet flooring.

Bedroom 2 3.48m x 2.36m (11'5" x 7'9"): A good-sized double bedroom positioned to the front of the property, benefiting from two large windows that fill the room with natural light. The room offers ample space for a double bed and additional furnishings. Features include a wall-mounted radiator and carpet flooring.

Bathroom 1.38m x 2.50m (4'6" x 8'2"): The family bathroom is fully fitted with a deep-fill bath and electric shower overhead. The suite also includes a pedestal wash hand basin with mixer tap, WC, and heated towel rail. Finished with floor-to-ceiling tiling.

Attic Room 2.48m x 4.68m (8'2" x 15'4"): Accessed via stairs from the first-floor landing, this bright and versatile attic room is flooded with natural light from a large Velux roof window. The room is finished with carpet flooring and benefits from built-in shelving and useful eaves storage. Ideal as a home office, playroom, hobby room, or additional living space.

Store 1.69m x 1.09m (5'7" x 3'7"): Conveniently located just off the second-floor landing, this practical storage room provides valuable additional storage space.





Outside:

The south-facing rear garden is a private and low-maintenance outdoor space, perfect for relaxing or entertaining. A decked patio area directly off the living room provides an ideal spot for outdoor dining and seating, while the remainder of the garden is finished with artificial lawn and attractive planting beds. Enclosed by boundary walls and enhanced by mature shrubs, the garden offers a pleasant sense of privacy and year-round enjoyment.

To the front, the property benefits from an allocated parking space, additional visitor parking, and the added convenience of an outdoor electric vehicle charging point.

Special Features & Services

- Modern two-bedroom end-of-terrace home with Attic Room
- Spacious open-plan kitchen/living area
- Low-maintenance rear garden
- Allocated parking space
- Additional visitor parking
- Outdoor electric vehicle charging point
- Gas Fired Central Heating.

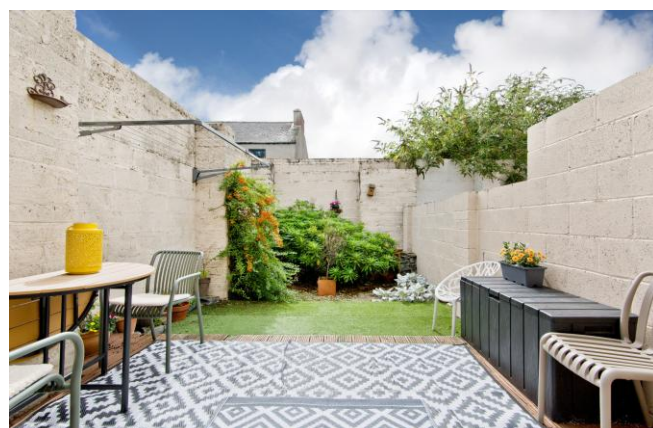
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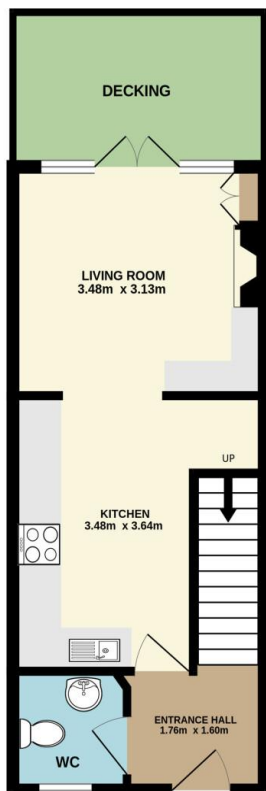
Location: Woodfield Mews enjoys a highly convenient setting in the heart of Inchicore, one of Dublin's most established and increasingly sought-after residential neighbourhoods. Residents benefit from an excellent range of local amenities within walking distance, including shops, cafés, restaurants, schools and leisure facilities. Inchicore Village is just a short stroll away, offering a vibrant community atmosphere and a wide selection of everyday services.

The area is exceptionally well connected, with the LUAS Red Line providing easy access to Dublin City Centre and beyond. Numerous Dublin Bus routes serve the area, while the nearby M50, N4 and N7 road networks offer convenient links to all parts of the city and surrounding counties.

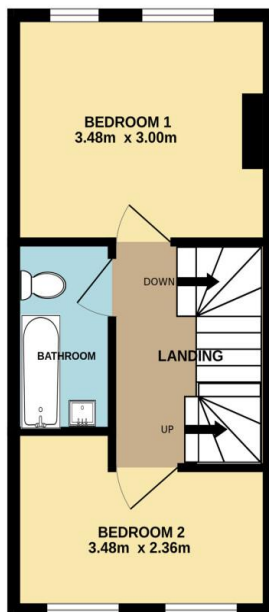
The beautiful Phoenix Park, Memorial Gardens and Grand Canal Greenway are all within easy reach, providing superb recreational opportunities. The location is also close to a number of major employers and institutions, including St. James's Hospital, the New Children's Hospital and Heuston Station.



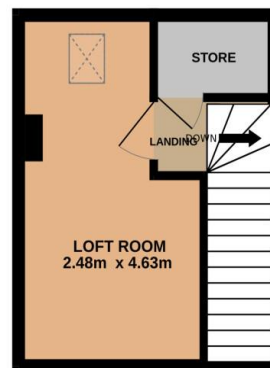
GROUND FLOOR
28.7 sq.m. approx.



1ST FLOOR
27.9 sq.m. approx.



2ND FLOOR
16.5 sq.m. approx.



TOTAL FLOOR AREA : 73.1 sq.m. approx.

Not to scale, identification only
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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 agent. PSRA Registration No. 002183

1ST FLOOR
27.9 sq.m. approx.

