

# For Sale

Asking Price: €475,000

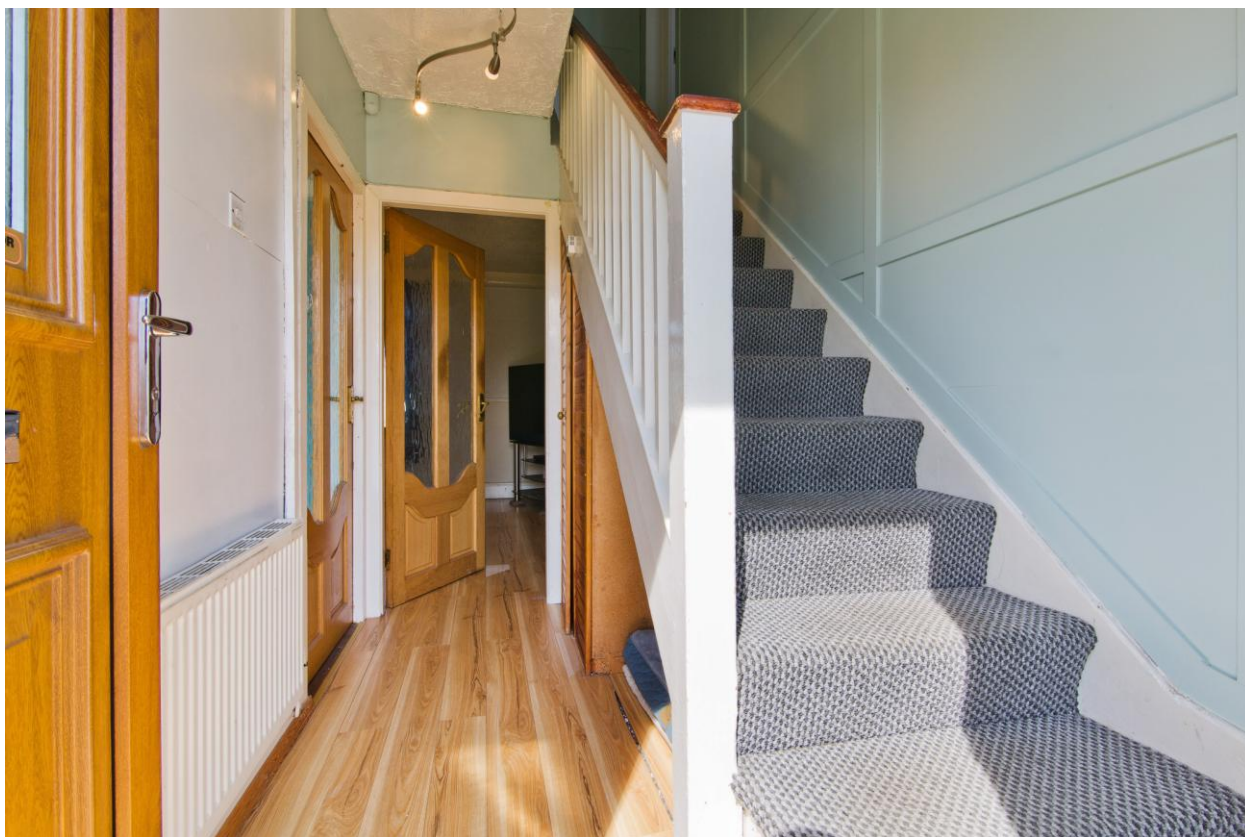
Sherry  
FitzGerald



82 Leighlin Road,  
Crumlin,  
Dublin 12,  
D12 X7W7

BER E1

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



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire an extended three-bedroom semi-detached family home on Leighlin Road. The property has well-proportioned useable accommodation throughout the property. Which is further enhanced by a large rear garden with side access and off-street parking for several cars.

Upon entering this charming property, you're greeted by a light-filled and spacious entrance hall with a stairs to the first-floor landing and opening to the sitting room and the living room. The sitting room is to the front of the property with laminate flooring and a front facing window. The living room boasts generous proportions, featuring a rear-facing window, laminate flooring and double doors opening to the kitchen area.

The kitchen is of good size with window to front aspect, fitted with an array of matching base/wall units with a sizeable worktop, tiled splash back, electric oven, electric hob with extractor above, built in dishwasher, space for free standing fridge/freezer, inset stainless steel sink with mixer tap, lino flooring and rear door to the garden.

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 window, built in storage and laminate flooring. Bedroom 2 mirrors this spaciousness of the front wall mounted radiator, built in storage and laminate flooring. Bedroom 3 again is sized double bedroom with window to rear aspect overlooking the garden, built in wardrobes and laminate flooring. The family bathroom is fitted out to an extremely high standard with an Opaque rear-facing window, a corner shower unit, with power shower, glass shower screen, a WC, a feature vanity unit, inset sink with mixer tap and floor-to-ceiling tiling.



## Accommodation

**Entrance Hall** 1.78m x 2.90m (5'10" x 9'6"): Opening from the front door with stairs to first floor landing, finished with laminate flooring, understairs storage and opening to both the living room and the sitting room.

**Sitting Room** 3.09m x 2.91m (10'2" x 9'7"): Window to front aspect, wall mounted radiator and laminate flooring.

**Living Room** 5.00m x 3.36m (16'5" x 11'): Window to the rear overlooking the garden, wall mounted radiator and double doors to the kitchen/dining room.

**Kitchen Dining Room** 3.81m x 3.35m (12'6" x 11'): Window to front aspect, fitted with an array of matching base/wall units with a sizeable worktop, tiled splash back, electric oven, electric hob with extractor above, built in dishwasher, space for free standing fridge/ freezer, inset stainless steel sink with mixer tap, lino flooring and rear door to the garden.

**Landing** 1.88m x 3.09m (6'2" x 10'2"): Opening to all three double bedrooms and the family bathroom.

**Bedroom 1** 3.98m x 3.35m (13'1" x 11'): Sizeable double bedroom with window to front aspect, wall mounted radiator and laminate flooring.

**Bedroom 2** 3.61m x 3.61m (11'10" x 11'10"): Sizeable double bedroom with window to front aspect, wall mounted radiator, built in storage and laminate flooring.

**Bedroom 3** 2.88m x 2.75m (9'5" x 9'): Sizeable double bedroom with window to rear aspect overlooking the garden, built in wardrobes and laminate flooring.

**Bathroom** 1.77m x 2.10m (5'10" x 6'11"): Opaque rear-facing window, a corner shower unit, with power shower, glass shower screen, a WC, a feature vanity unit, inset sink with mixer tap and floor-to-ceiling tiling

**Outside** The property benefits from ample off-street parking provided by the large gated driveway to the front of the home. The delightful rear garden is extremely private with gated side access. There is 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

- Sizeable Living Accommodation
- Three Double Bedrooms
- Gas Fired Central Heating
- Off-Street Parking

**BER** BER E1, BER No. 118411149



### Location

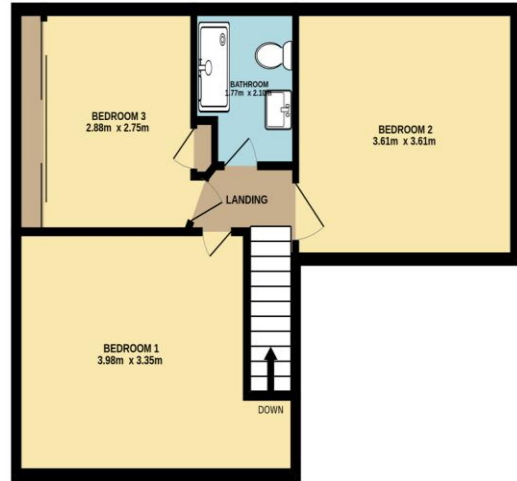
The location is second to none in terms of convenience with a host of nearby amenities in Sundrive, Kimmage, Terenure and Harold's Cross including shops, restaurants, established schools and the new National Children's Hospital on your doorstep. The area is serviced by an excellent road network and has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



1ST FLOOR  
43.0 sq.m. approx.



TOTAL FLOOR AREA : 85.2 sq.m. approx.

Not to scale, identification only  
Made with Metropix ©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