

For Sale

Asking Price: €350,000

Sherry
FitzGerald



20 Tonguefield Road,
Kimmage,
Dublin 12,
D12 E0W7

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sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire a charming three-bedroom mid-terrace family home on the ever-popular Tonguefield Road. Beautifully positioned and further enhanced by a private south-west facing rear garden and gated off-street parking to the front, this attractive home offers well-proportioned accommodation, an abundance of natural light, and excellent potential for first-time buyers, growing families, or those seeking a home in a mature residential setting.

Upon entering, a bright and welcoming entrance hall sets the tone for the accommodation within, featuring stairs to the first-floor landing and opening through to the living room. The generously proportioned living room is bathed in natural light from a large front-facing window and boasts a feature fireplace, creating a warm and inviting focal point. Additional features include understairs storage, a wall-mounted radiator, and access through to the kitchen.

The kitchen is fitted with a range of matching base and wall units, offering ample worktop space. An inset sink with mixer tap and tiled splashback complement the space, while a wall-mounted radiator provides comfort. From here, an inner hallway leads to the rear garden and the ground-floor bathroom.

Ascending to the first floor, a spacious landing provides access to three well-appointed bedrooms. Bedroom One is a sizeable double room overlooking the front of the property, featuring built-in storage, a wall-mounted radiator, and original timber floorboards. Bedroom Two is a generously sized double bedroom overlooking the rear garden, complete with original timber flooring and a wall-mounted radiator. Bedroom Three is another spacious bedroom to the rear, also benefiting from original timber flooring and a wall-mounted radiator.



Special Features & Services

- Three Bedrooms
- Off-Street Parking
- South Facing Rear Garden
- Gas Central Heating

Accommodation

Entrance Hall 1.12m x 0.90m (3'8" x 2'11"): A bright and welcoming entrance hall accessed via the front door, featuring stairs to the first-floor landing and opening through to the living room.

Living Room 3.28m x 4.63m (10'9" x 15'2"): A generously proportioned living room featuring a large front-facing window that fills the space with natural light, a feature fireplace creating an attractive focal point, access to understairs storage, a wall-mounted radiator, and a door leading through to the kitchen area.

Kitchen 4.23m x 1.38m (13'11" x 4'6"): Fitted with a range of matching base/wall units with ample worktop space, complemented by an inset sink with mixer tap and tiled splashback. The room is further enhanced by a wall-mounted radiator and leads through to an inner hallway, providing access to the rear door and the ground floor bathroom.

Bathroom 1.60m x 2.35m (5'3" x 7'9"): Opaque rear-facing window, fitted with a WC, wash hand basin, deep-fill bath with shower attachment above, and wall tiling.

Landing 1.19m x 1.64m (3'11" x 5'5"): Spacious first-floor landing providing access to all three bedrooms.

Bedroom 1 3.66m x 3.35m (12' x 11'): Sizeable double bedroom featuring a large window to the front aspect, built-in storage, a wall-mounted radiator, and original timber floorboards.

Bedroom 2 1.80m x 3.15m (5'11" x 10'4"): Sizeable double bedroom overlooking the rear garden, featuring, a wall-mounted radiator and original timber flooring.

Bedroom 3 2.39m x 2.22m (7'10" x 7'3"): Good-sized double bedroom overlooking the rear garden, featuring, a wall-mounted radiator and original timber flooring.

Outside:

To the front of the property, there is ample off-street parking together with gated pedestrian access. The generous south-facing rear garden is a wonderful outdoor space, predominantly laid in lawn and enhanced by mature shrubbery and planting, providing a high degree of privacy and an ideal setting for outdoor dining, entertaining, or family enjoyment.

Directions

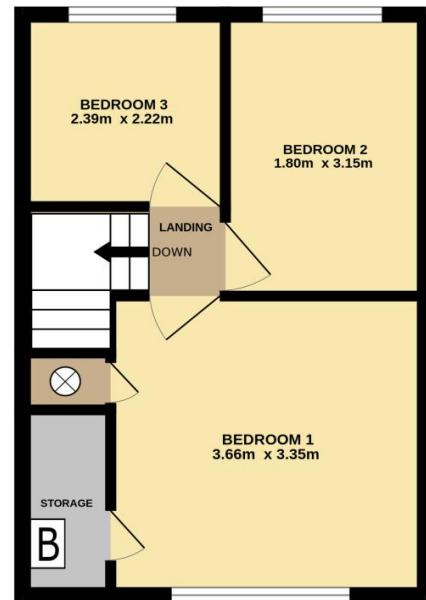
The property is located on a quiet road, marrying the best of both city and suburban living. It offers access to a host of local amenities including shops, schools, restaurants and parks. The villages of Harolds Cross and Terenure are within walking distance, and it is less than 4km from St Stephens Green in the heart of the city.



GROUND FLOOR



1ST FLOOR



Not to scale, identification only
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MORTGAGE ADVICE

SOLICITOR

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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.
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