

For Sale

Asking Price: €475,000

Sherry
FitzGerald



3 Cashel Avenue,
Kimmage,
Dublin 12,
D12 NXC9

BER B3

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire a contemporary and stylish extended two-bedroom mid-terrace home on Cashel Avenue. The property has been fully refurbished to an extremely high standard, with well-proportioned accommodation throughout the home. This is further enhanced by off-street parking and a south facing rear garden.

Upon entering the home, you're greeted by a good-sized entrance hall with stairs to the first-floor landing, understairs storage and opening to both the sitting room and the open plan kitchen/dining room. The living room is to the front of the home with a front-facing window, feature fireplace with inset fire, tiled hearth, wall-mounted radiator and Herringbone hardwood flooring.

The open plan kitchen/dining room is a great space for family meals and has been finished to an extremely high standard. The kitchen/dining area itself has been fitted with matching soft grey base/wall units with ample worktop space, beveled tiled backsplash, inset sink/drainage with mixer-tap, integrated appliances including, micro-oven, electric double oven, fridge freezer & dishwasher, SMEG four burner gas hob with extractor above, led spotlights, feature fireplace with inset log burning stove, Herringbone hardwood flooring and leading through to the family room. This great addition to the home provides an impressive extra living space, flooded with natural light from a side-facing window and double doors opening onto the south-facing rear garden. The room is further enhanced by herringbone flooring, creating a stylish and versatile area for modern living.

Moving to the first floor, you'll find two spacious double bedrooms and a well-appointed family bathroom.

Bedroom 1 is a generously sized double bedroom with a front-facing window, feature fireplace, wall-mounted radiator, space for free-standing wardrobe, built-in-storage and carpeted floor coverings. Bedroom 2 mirrors the spaciousness of the front room, offering a rear-facing window overlooking the garden, wall mounted radiator, wall paneling, space for freestanding wardrobe and carpeted floor coverings. The family bathroom is complete with an opaque window to rear aspect, WC, feature vanity unit with inset sink & mixer tap, corner shower unit with glass sliding door, mains-fed rainfall shower with separate handle and finished with wall & floor tiles.

This completes the living accommodation throughout this beautifully finished home.



Accommodation

Entrance Hall 2.00m x 1.75m (6'7" x 5'9"): Opening from the front door with stairs to the first-floor landing, understairs storage, leading to the sitting room, opening plan kitchen/dining room and finished with Herringbone hardwood flooring.

Sitting Room 3.00m x 2.71m (9'10" x 8'11"): Window to front, feature fireplace with inset fire, tiled hearth, wall-mounted radiator and Herringbone hardwood flooring.

Open Plan Kitchen/Dining Room 3.39m x 4.79m (11'1" x 15'9"): Fitted with matching soft grey base/wall units with ample worktop space, bevelled tiled backsplash, inset sink/drainage with mixer-tap, integrated appliances including, micro-oven, electric double oven, fridge freezer & dishwasher, SMEG four burner gas hob with extractor above, led spotlights, feature fireplace with inset log burning stove and finished with Herringbone hardwood flooring.

Family Room 3.81m x 3.06m (12'6" x 10'): Window to the side, vertical midnight black double column radiator, Herringbone hardwood flooring, access to the utility room and double doors with casement window above leading to a same level composite decked area in the south facing rear garden.

Utility Room 0.80m x 1.20m (2'7" x 3'11"): Window to the rear, wall-mounted combi gas fired boiler, and plumbing for washing machine.

Landing 0.80m x 1.58m (2'7" x 5'2"): Opening to both double bedrooms and a well-appointed family bathroom.

Bedroom 1 3.26m x 3.24m (10'8" x 10'8"): Generous double bedroom with window to the front, feature fireplace, wall-mounted radiator, space for free-standing wardrobe, built-in-storage and carpeted floor coverings.

Bedroom 2 2.87m x 3.12m (9'5" x 10'3"): Sizeable double bedroom with window to the rear overlooking the garden, wall mounted radiator, wall panelling, space for freestanding wardrobe and carpeted floor coverings.

Bathroom 1.91m x 1.48m (6'3" x 4'10"): Opaque window to rear aspect, WC, feature vanity unit with inset sink & mixer tap, corner shower unit with glass sliding door, mains-fed rainfall shower with separate handle and finished with wall & floor tiles.

Outside To the front, the property this is ample off-street parking for two cars, finished with cobblelock paving and steps leading to the front door.

The delightful south-facing rear garden offers exceptional privacy. Laid out with a central lawn and bordered by two raised composite decked areas, it provides an ideal setting for both relaxing and entertaining on those sunny afternoons. The garden is further enhanced by 6ft high timber panel fencing, a steel garden shed, outdoor socket, and water tap.





Outside:

To the front, the property has ample off-street parking for two cars, finished with cobblelock paving and steps leading to the front door.

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Special Features & Services

- Turnkey Condition
- Extended Living Accommodation
- Fully Refurbished
- Two-Double-Bedrooms
- Combi-Gas-Fired-Boiler
- South Facing Garden
- Off-Street Parking For Two Cars
- 70 SQM
- Green Mortgage Approved

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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, Eamonn Ceannt Park 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



1ST FLOOR



Not to scale, identification only
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MORTGAGE ADVICE

SOLICITOR

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