

For Sale

Asking Price: €525,000

Sherry
FitzGerald



19 Kildare Park,
Crumlin,
Dublin 12,
D12 T9W7

BER C

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire this extended and stylish three-bedroom mid-terrace home, ideally positioned within the ever-popular Kildare Park. Beautifully maintained and upgraded to an exceptional standard, this impressive residence offers bright and well-proportioned accommodation throughout, further enhanced by a large enclosed rear garden and ample off-street parking to the front.

Upon entering, a welcoming and light-filled entrance hall sets the tone for the accommodation beyond, featuring tiled flooring, stairs to the first-floor landing, and access to both the sitting room and the impressive open-plan kitchen/dining/living room. The sitting room is a bright and inviting space, featuring a large front-facing window, decorative coving, a wall-mounted radiator, and attractive hardwood flooring. Well-proportioned and beautifully presented, it provides an ideal setting for everyday living and relaxation.

Undoubtedly the heart of the home, the sympathetically extended open-plan kitchen/dining/living room is flooded with natural light from a rear-facing window, two large Velux skylights, and double-glazed doors opening onto the rear garden. The kitchen is fitted with a range of matching wall and base units, complemented by ample hardwood worktop space and a tiled splashback. Further features include an inset sink with mixer tap, plumbing for a washing machine and dishwasher, a built-in microwave, built-in oven, induction hob with extractor hood overhead, and an American-style fridge freezer. Finished with tiled flooring throughout, this exceptional space offers generous room for both dining and entertaining, making it perfectly suited to modern family living.

The first floor comprises a generously proportioned landing providing access to three well-appointed bedrooms, a family bathroom, and a convenient hot press.

Bedroom One is a generous double room positioned to the front of the property, benefiting from two front-facing windows, a wall-mounted radiator, ample space for freestanding wardrobes, and hardwood flooring. Bedroom Two is an equally spacious double bedroom overlooking the rear garden, featuring two rear-facing windows, built-in wardrobes, a wall-mounted radiator, and hardwood flooring. Bedroom Three is a good-sized single bedroom with a front-facing window, wall-mounted radiator, and hardwood flooring, making it ideal as a child's bedroom, guest room, or home office.

This completes the accommodation of this beautiful home.



Accommodation

Porch 1.31m x 0.60m (4'4" x 2'): A sliding glass door opens into a practical inner porch, providing a welcoming entrance and useful separation from the main house.

Entrance Hall 1.78m x 4.56m (5'10" x 15'): A welcoming entrance hall opening from the front door, featuring tiled flooring throughout. The hall provides access to the staircase leading to the first-floor landing and opens to the living room and spacious open-plan kitchen/dining room, creating a practical and well-connected layout for modern family living.

Sitting Room 3.32m x 4.24m (10'11" x 13'11"): A bright and inviting living room featuring a large front-facing window, decorative coving, a wall-mounted radiator, and attractive hardwood flooring.

Storage 0.86m x 0.71m (2'10" x 2'4"): Conveniently located off the entrance hallway, this practical storage room provides excellent additional storage space, ideal for coats, shoes, household items, and everyday essentials.

Open Plan Kitchen/Dining/Living Room 9.35m x 3.26m (30'8" x 10'8"): Undoubtedly the heart of the home, this sympathetically extended open-plan kitchen/dining/living room is flooded with natural light from a rear-facing window, two large Velux skylights, and double-glazed doors opening onto the rear garden. The kitchen is fitted with a range of matching wall and base units, complemented by ample hardwood worktop space and a tiled splashback. Further features include an inset sink with mixer tap, plumbing for a washing machine and dishwasher, a built-in microwave, built-in oven, induction hob with extractor hood overhead, American-style fridge freezer, and tiled flooring throughout.

Landing 1.91m x 2.70m (6'3" x 8'10"): A generously proportioned first-floor landing providing access to three good-sized bedrooms, the family bathroom, and a convenient hot press.

Bedroom 1 3.17m x 4.25m (10'5" x 13'11"): A generously sized double bedroom featuring two front-facing windows that fill the room with natural light. Further benefits include a wall-mounted radiator, ample space for freestanding wardrobes, and attractive hardwood flooring.

Bedroom 2 3.11m x 2.72m (10'2" x 8'11"): A sizeable double bedroom enjoying two rear-facing windows overlooking the garden, allowing for an abundance of natural light throughout the day. The room further benefits from built-in wardrobes, a wall-mounted radiator, and hardwood flooring.

Bedroom 3 2.32m x 3.28m (7'7" x 10'9"): A good-sized single bedroom featuring a front-facing window, allowing for plenty of natural light. The room is further enhanced by a wall-mounted radiator and hardwood flooring.

Bathroom 1.95m x 1.72m (6'5" x 5'8"): A contemporary family bathroom featuring an opaque rear-facing window, WC, and a feature vanity unit with inset wash hand basin and mixer tap. The room also includes a corner shower enclosure with glass sliding doors and an electric shower.





Outside:

To the front of the property, a sizeable cobblelock driveway provides ample off-street parking.

The rear garden is beautifully landscaped and fully enclosed, offering a private outdoor space ideal for relaxing and entertaining. Finished with attractive sandstone patio paving, the garden also features raised flower beds to the rear and a timber garden shed, providing excellent storage and enhancing the overall appeal of this delightful outdoor setting.

Special Features & Services

- Extended & stylish three-bedroom mid-terrace home.
- Presented in excellent turnkey condition throughout.
- Stunning open-plan kitchen/dining room extension.
- Modern fitted kitchen with integrated appliances and American-style fridge freezer.
- Three well-proportioned bedrooms.
- 104 SQM
- Off-Street Parking.

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Location:

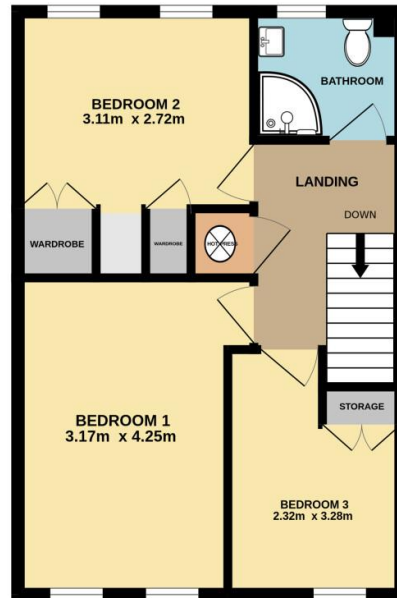
The location is second to none in terms of convenience with a host of nearby amenities in Sundrive, Kimmage, Terenure and Harold's Cross including shops, restaurants, established schools, Eamonn Ceannt Park and the new National Children's Hospital on your doorstep. The area is serviced by an excellent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



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MORTGAGE ADVICE

SOLICITOR

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