

For Sale

Asking Price: €425,000

Sherry
FitzGerald



416 Mourné Road,
Drimnagh,
Dublin 12,
D12 WC90

BER D1

sherryfitz.ie

Sherry FitzGerald is delighted to present a wonderful opportunity to acquire an extended and stylish three-bedroom end of terrace family home with a large private rear garden on Mourne Road.

The property has been maintained to an extremely high standard, with well-proportioned useable accommodation throughout the home. Upon entering the home, you're greeted by a spacious entrance hall with stairs to the first-floor landing and opening to the main living room. The living room is of good size with a large window to the front aspect, hardwood flooring, door to the understairs storage and door leading to the dining area. The dining area is of good size with window to side aspect, hardwood flooring and opening to the extended kitchen area.

The kitchen area itself has an abundance of natural light which is provided by large rear facing window overlooking the mature garden. The kitchen is fitted with matching base/wall units with ample worktop space, tiled splash back, inset stainless steel sink with mixer tap, space for free standing fridge/freezer, space for electric oven, plumbing for dishwasher, Velux skylight and finished with porcelain tiled flooring. Located just off the kitchen is a good-sized hallway opening to the fully fitted utility room and the rear door to the garden. The utility room is fitted with a sizeable worktop, with plumbing for washing machine, wall mounted gas fired boiler, WC, wash hand basin with mixer tap and tiled flooring.

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

Bedroom 1 is a generously sized double bedroom with a front-facing window, wall mounted radiator and original hardwood flooring. Bedroom 2 mirrors the spaciousness of the front room and has a rear-facing window and original hardwood flooring. Bedroom 3 is a generous single room with window to rear aspect, wall mounted radiator and finished with original hardwood flooring. The family bathroom is complete with an Opaque rear facing window, deep fill bath with shower above with glass shower screen, WC, wash hand basin with mixer tap, floating shelves, and tiled floor to ceiling.

This completes the living accommodation in this beautiful home.



Accommodation

Entrance Hall 1.28m x 1.47m (4'2" x 4'10"): Opening from the front door with stairs to the first-floor landing and leading to the main living room.

Living Room 3.92m x 4.73m (12'10" x 15'6"): Large window to the front aspect, understairs storage, decorative coving, hardwood flooring and door leading into the dining room.

Dining Room 2.43m x 4.74m (8' x 15'7"): Dining room is of good size with window to the side aspect, hardwood flooring and opening to the extended kitchen area.

Kitchen 3.50m x 2.77m (11'6" x 9'1"): Fitted with matching base/wall units with ample worktop space, tiled splash back, inset stainless steel sink with mixer tap, space for free standing fridge/freezer, space for electric oven, plumbing for dishwasher, Velux skylight and finished with porcelain tiled flooring.

Hall 1.88m x 0.90m (6'2" x 2'11"): Leading from the kitchen to the utility room and rear door to the garden/ gated side access.

Utility Room 1.90m x 1.79m (6'3" x 5'10"): Opaque window to rear aspect, fitted with a sizeable worktop, with plumbing for washing machine, wall mounted gas fired boiler, WC, wash hand basin with mixer tap and tiled flooring.

Landing 2.12m x 1.76m (6'11" x 5'9"): Window to side aspect which allows lots of natural light into the landing and open's to the three sizeable bedrooms and the family bathroom.

Bedroom 1 3.81m x 2.79m (12'6" x 9'2"): Generously sized double bedroom with window to front aspect and finished original timber flooring.

Bedroom 2 3.46m x 2.60m (11'4" x 8'6"): Sizeable double bedroom with window to rear aspect overlooking the mature rear garden and finished with original hardwood flooring.

Bedroom 3 2.15m x 2.57m (7'1" x 8'5"): Generous single room with window to rear aspect, wall mounted radiator and finished with original hardwood flooring.

Family Bathroom 2.73m x 1.91m (8'11" x 6'3"): Opaque window to rear aspect, fitted with a deep fill bath with glass shower screen, electric power shower, WC, feature vanity unit with inset sink, heated towel rail and tiled flooring.



**Outside:**

The property benefits from ample off-street parking to the front of the home provided via the driveway, there is also a good-sized front garden which is mainly laid to lawn with a pedestrian path leading to the front door. The property has a very private and mature rear garden which benefits from secure gated side access, a large lawned area, mature trees, patio leading from the rear of the home which is finished with paving slabs and a good-sized timber shed.

Special Features & Services

- End Of Terrace Home with Gated Side Access
- Two Reception Rooms
- Extended Kitchen
- Utility Room
- Newly Fitted Carpet
- Three Good Sized Bedrooms
- Off-Street Parking
- Private & Enclosed Rear Garden

BER BER D1, BER No. 118457654

LOCATION:

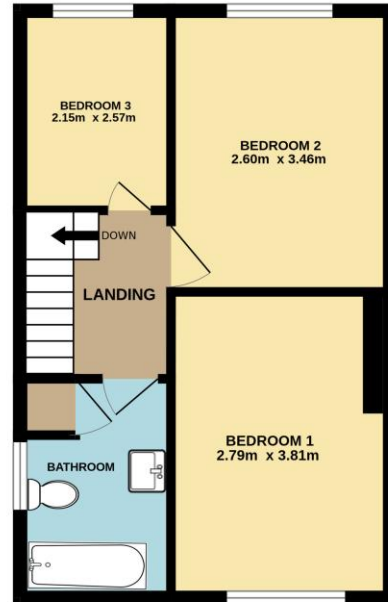
Mourne Road is one of Drimnagh's most sought-after and well-established roads and is situated within walking distance from the fantastic array of amenities that Dublin 12 offers. The area is well serviced by Dublin Bus and the Luas Red line is a short walk away affording swift access to Dublin City Centre. There are also many schools, sport and recreational facilities all within easy reach of the property.



GROUND FLOOR



1ST FLOOR



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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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