

# For Sale

Asking Price: €350,000

Sherry  
FitzGerald



75 Clonard Road,  
Crumlin,  
Dublin 12,  
D12 W8X5

BER E1

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





Sherry FitzGerald is delighted to present to the market 75 Clonard Road, a two-bedroom mid-terrace house located in a quiet and mature residential area of Crumlin. Clonard Road has an excellent location close to Crumlin Village and accessible to a whole host of amenities.

On entering the property from the front door there is an entrance hall with stairs to first floor landing and a door leading to the living room. The living room is of good size with a large front facing window, feature fireplace with inset fire, understairs storage and lino floor coverings.

The light filled kitchen is fitted with base/wall units with ample worktop space, inset stainless steel sink with mixer tap, space for free standing oven with gas hob, space for under counter fridge, and a door an inner hallway which opens to both the rear garden and the downstairs WC.

On the first floor we have two sizeable double bedrooms. The main bedroom is to the front of the property with a window to front aspect overlooking the front garden, built in storage and carpeted floor coverings. The second bedroom mirrors the spaciousness of the front room with a rear facing window, built-in shower cubical, built-in wardrobes and carpeted floor coverings.

Outside there is a very private enclosed rear garden which is mainly laid to lawn with mature shrubbery. The front garden is of good size with gated pedestrian access and subject to planning could be converted to ample off-street parking.



### Special Features & Services

- Mid Terrace Home
- Two Double Bedrooms
- Front & Rear Gardens

### Accommodation

**Entrance Hall** Opening from front door with stairs to first floor landing, leading to the living room and finished with lino flooring.

**Living Room** 2.943m x 4.600m (9'8" x 15'1"): Window to front aspect, feature fireplace with open fire, understairs storage and lino floor coverings.

**Kitchen** 3.299m x 1.804m (10'10" x 5'11"): Fitted with base/wall units with ample worktop space, inset stainless steel sink with mixer tap, space for free standing oven with gas hob, space for under counter fridge, and lino flooring.

**Bedroom 1** 4.248m x 3.370m (13'11" x 11'1"): Spacious double bedroom with window to front aspect, built in storage, and carpeted floor coverings.

**Bedroom 2** 4.275m x 2.217m (14' x 7'3"): Spacious Double bedroom with window to rear aspect, built in storage, enclosed shower unit with glass sliding door and carpeted floor coverings.

**Downstairs Bathroom** 0.800m x 1.390m (2'7" x 4'7"): Fitted with a WC and lino flooring.



**BER** BER E1, BER No. 118364645

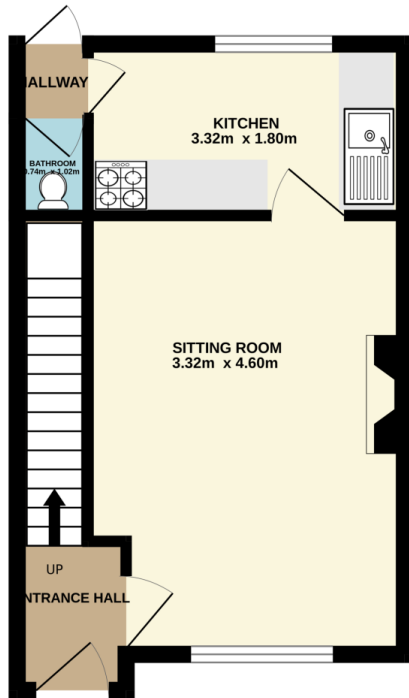


### Location:

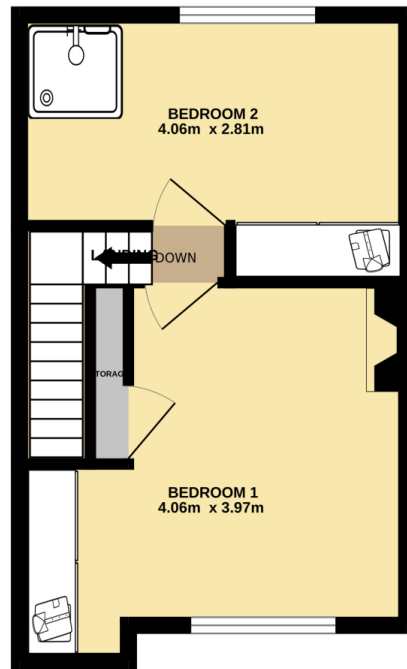
The location of this property is extremely convenient with all conceivable amenities within close proximity such as Crumlin Village, Our Lady's Children's Hospital, with Schools, local parks and Shopping Centre's within walking distance. This location is well serviced by public transport and is within easy reach of the M50 and the City Centre.



GROUND FLOOR



1ST FLOOR



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