For Sale

Asking Price: €695,000



400 Clonard Road,
Kimmage,
Dublin 12,
D12 V8K1

sherryfitz.ie



Sherry FitzGerald is delighted to present 400 Clonard Road, a superbly extended three-bedroom family home with a converted attic room, extending to approximately 139 sq.m. / 1,496 sq.ft. Ideally positioned in the heart of Kimmage, this impressive residence has been thoughtfully upgraded throughout to create a stylish and spacious home perfectly suited to modern family living.



The accommodation is both bright and generously proportioned. Upon entering, a welcoming porch leads through to the entrance hall with under-stairs storage and tiled flooring. To the front of the property lies a beautifully presented sitting room featuring a large bay window, feature fireplace, bespoke integrated shelving, additional storage and decorative lighting, creating a warm and inviting living space.

To the rear is the true heart of the home, an exceptional open-plan kitchen, dining and family room designed for modern living. Featuring a bespoke range of fitted units, generous quartz worktops and a substantial central island with integrated storage, this impressive space strikes the perfect balance between style and practicality. A range of integrated appliances, a striking navy media wall with fitted shelving, contemporary radiators, recessed lighting and feature LED ceiling details all contribute to the contemporary finish. Large-format floor tiling runs throughout, while double doors provide seamless access to the rear garden. A conveniently located guest WC completes the ground floor accommodation.

Upstairs, there are three generously sized bedrooms and a spacious family bathroom. The principal and second bedrooms are both bright double rooms with fitted wardrobes, while the third bedroom, currently used as a home office, provides excellent versatility for growing families. The well-appointed family bathroom is fitted with a bath incorporating a mains-fed shower, vanity storage and a hot press.



The attic has been expertly converted to provide a substantial attic room currently used as a bedroom. This bright and versatile space features fitted wardrobes, a vanity/desk area, additional attic storage and a stylish en suite shower room, offering excellent flexibility for a variety of uses.

A standout feature of this home is the beautifully landscaped rear garden. Designed with low maintenance in mind, it combines smooth stone tiling with artificial grass and attractive feature lighting, creating an ideal outdoor space for entertaining and relaxing throughout the year. The garden further benefits from valuable private rear lane access, an electric vehicle charging point and a detached garden room currently used as a dance studio. This versatile space offers excellent potential as a home office, gym, studio or hobby room.

Accommodation

Porch 1.81m x 0.80m (5'11" x 2'7"): Opening from the front door through double glass, leading to the entrance hallway

Hallway 2.34m x 3.33m (7'8" x 10'11"): Following from the porch, leading to the kitchen/dining room and first floor landing, with wall mounted radiator, carpeted stairs, under-stair storage and smooth stone tiled flooring.

Sitting Room 3.27m x 4.62m (10'9" x 15'2"): Connected to the kitchen dining area, the sitting room allows an abundance of natural light if with large bay windows to front aspect. The Room contains a feature fireplace, carpet flooring, integrated wall shelving and additional storage with featured lighting, additional beaded candle chandelier

Kitchen / Dining Room 4.72m x 8.35m (15'6" x 27'5"): A superb open-plan kitchen, dining and family space fitted with a bespoke range of base and wall units, complemented by generous quartz worktop space throughout. At the heart of the room is a large central island with quartz countertop, inset sink and mixer tap, incorporating integrated freezer, pull-out rubbish bin and additional storage. A comprehensive range of integrated appliances includes a fridge, double ovens and further built-in appliances, together with designated spaces for a washing machine and dryer. The room is further enhanced by a bespoke navy media wall with integrated shelving and storage, modern vertical radiators, recessed spot lighting and a feature LED ceiling detail. Large-format floor tiling runs throughout, while double doors provide access to the rear garden and a guest WC. A bright and impressive space ideally suited to modern family living and entertaining.

WC 1.00m x 1.17m (3'3" x 3'10"): Contemporary guest WC fitted with a low-flush WC and compact wash hand basin with mixer tap set within a vanity unit providing additional storage. Wall-mounted storage cabinets maximize practicality, while a frosted window allows for natural light and ventilation.

Landing 2.36m x 2.80m (7'9" x 9'2"): Leading from the stairs to all three bedrooms, the bathroom, and stairs to the attic room, with carpet flooring.

Bedroom 1 2.66m x 3.66m (8'9" x 12'): Leads in from the landing to a bright double bedroom with fitted wardrobes providing excellent storage. Finished with neutral décor and carpet flooring, the room benefits from a window to the front aspect fitted with Venetian blinds, allowing plenty of natural light. Further features include a wall-mounted radiator.

Bedroom 2 2.66m x 3.76m (8'9" x 12'4"): A spacious double bedroom overlooking the rear garden. The room benefits from a large window to the rear aspect, allowing plenty of natural light, and features built-in double wardrobes. Finished with carpet flooring and presented in excellent condition throughout.

Bedroom 3 2.66m x 3.76m (8'9" x 12'4"): Currently in use as a home office, this versatile room would also make an ideal bedroom. The room features attractive wall panelling, laminate flooring and a window to the front aspect. Further benefits include a wall-mounted radiator and built-in storage units.

Bathroom 2 2.36m 2.42m (7'9" 7'11"): A spacious family bathroom fitted with a bath incorporating a mains-fed shower, wash hand basin with vanity storage and WC. Finished with attractive floor and wall tiling, the room benefits from a frosted window to the rear aspect. Further features include a wall-mounted radiator, recessed shelving within the bath surround and a hot press providing additional storage. Presented in excellent condition throughout.

Attic Room 3.91m x 5.28m (12'10" x 17'4"): A sizeable and beautifully presented attic room offering excellent versatility and currently used as a bedroom. The room features fitted wardrobes, a vanity/desk area and additional attic storage, providing ample space for everyday living. A large window to the rear aspect fills the room with natural light, while recessed ceiling spotlights, a wall-mounted radiator and carpet flooring.

Ensuite 1.20m x 2.17m (3'11" x 7'1"): Accessed from the attic room, this well-appointed en suite is fitted with a large walk-in shower with mains-fed rainfall shower head and separate handheld attachment, wash hand basin and WC. Finished with attractive patterned floor tiles and tiled walls, the room also benefits from a wall-mounted radiator, recessed spot lighting and a large wall mirror.









Outside

To the front, the property benefits from a neatly maintained garden with a small lawn area, mature hedging and established shrubbery, creating an attractive approach to the home. Ample on-street parking is available directly outside.

The landscaped rear garden has been designed for low-maintenance living, featuring a combination of paved patio areas, artificial lawn and feature lighting. A substantial detached garden room, currently used as a dance studio, provides excellent versatility for a range of uses including a home office, gym or hobby space.

A particular highlight is the private rear lane access, which leads to a secure parking area with an electric vehicle charging point, a rare and highly practical feature in such a mature residential setting.

Special Features & Services

- Converted Attic Room
- Private Lane Access
- Beautiful Finish
- Low Maintenance Rear Garden
- B Energy Rating
- Gas Fired Central Heating

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Location

Clonard Road enjoys a superb position in the heart of Kimmage, one of Dublin's most established and family-friendly residential neighbourhoods. Renowned for its strong sense of community, mature surroundings and excellent convenience, the area offers an enviable range of amenities within easy reach. Families are particularly well catered for, with a selection of highly regarded schools nearby including St Pius X Boys' National School, Our Lady's School, Terenure and Presentation Community College, Terenure, together with a host of additional primary and secondary schools in the surrounding areas of Terenure, Harold's Cross and Crumlin. Residents also benefit from an abundance of local shops, cafés, restaurants, sporting facilities and recreational amenities, while nearby green spaces including Larkfield Park and Whelan Park provide excellent outdoor facilities for families and active lifestyles.





The location is exceptionally well connected, with frequent Dublin Bus services providing easy access to Dublin City Centre and surrounding suburbs. The M50, N7 and wider road network are also readily accessible, making commuting particularly convenient. Dublin City Centre lies just a short distance away, placing many of the capital's principal business, educational, cultural and leisure destinations within easy reach.



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