

For Sale

Asking Price: €425,000

Sherry
FitzGerald



49 Raphoe Road,
Crumlin, Dublin 12,
D12 VR66

BER C3

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire a three-bedroom mid-terrace family home on Raphoe Road with ample off-street parking.

Upon entering this charming property, you're greeted by a light-filled and spacious entrance hall with stairs to the first-floor landing, understairs storage and opening to both the main living room and kitchen/dining room. The spacious living room has a front facing bay window, feature fireplace and laminate floor coverings. The spacious kitchen/dining room is of good size opening to the kitchen area and double doors opening to the rear garden.

The kitchen is fitted with an array of matching base/wall units, with ample worktop space, electric hob with extractor fan above, electric oven, inset stainless steel sink with mixer tap, integrated dishwasher, space for freestanding fridge, leading to dining area with double doors to access the rear garden.

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 offering a front facing bay window with carpeted floor covering. Bedroom 2 mirrors this spaciousness of bedroom one, offering a rear facing window overlooking the rear garden with carpeted floor coverings. Bedroom 3 is a comfortable single bedroom with a front-facing window and laminate floor coverings.

The family bathroom, is complete with an opaque window to rear aspect, fitted with a deep fill bath with shower above, vanity unit with inset sink, WC and tiled flooring. This completes the living accommodation thought this beautiful home.



Accommodation

Entrance Hall 4.17m x 1.80m (13'8" x 5'11"): Opening from the front door with stairs to first floor landing, opening to both the living room and the kitchen/dining room.

Living Room 3.88m x 4.44m (12'9" x 14'7"): Bay window to front aspect, feature fireplace, and laminate flooring.

Kitchen/Dining Room 5.56m x 3.86m (18'3" x 12'8"): Fitted with an array of matching base/wall units, with ample worktop space, electric hob with extractor fan above, electric oven, inset stainless steel sink with mixer tap, integrated dishwasher, space for freestanding fridge, leading to dining area with double doors to access the rear garden.

Landing 1.93m x 2.52m (6'4" x 8'3"): Spacious landing with loft access and opening to the three sizeable bedroom and the family bathroom.

Bedroom 1 3.438m x 4.174m (11'3" x 13'8"): Generous sized double bedroom with bay window to front aspect and carpeted floor coverings.

Bedroom 2 3.54m x 3.43m (11'7" x 11'3"): Generous sized double bedroom with window to rear aspect and carpeted floor coverings.

Bedroom 3 2.22m x 2.69m (7'3" x 8'10"): Single bedroom with window to front aspect, ample built in storage and laminate floor coverings.

Bathroom 2.22m x 1.81m (7'3" x 5'11"): Opaque window to rear aspect, fitted with a deep fill bath with shower above, vanity unit with inset sink, WC and tiled flooring.

Outside To the front of the property there a good-sized driveway providing ample off- street parking. The rear garden is extremely private, with a large garage and rear access.





BER BER C3, BER No. 106423858

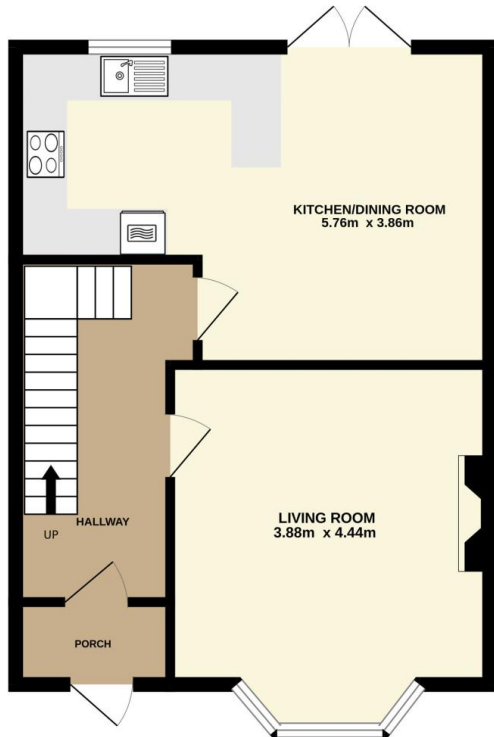


Location:

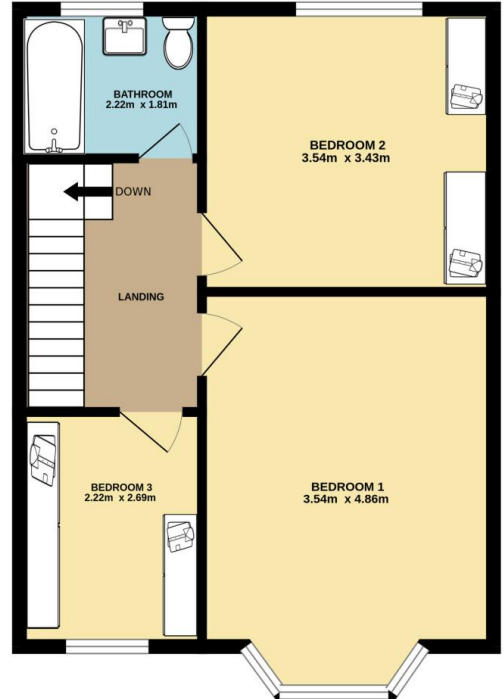
The property is conveniently located on a quiet and mature road and is minutes' walk from the fantastic array of amenities of Crumlin Village. The village is serviced by Dublin Bus affording swift access to Dublin City Centre. There are also many sporting, recreational facilities and schools all within easy reach of the property.



GROUND FLOOR



1ST FLOOR



Not to scale, identification only
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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.
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