

# For Sale

Asking Price: €525,000

Sherry  
FitzGerald



6 Poddle Green,  
Kimmage, Dublin  
12, D12 N2D0

BER B3

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



Sherry FitzGerald is delighted to introduce 6 Poddle Green to the market. This three-bedroom terraced property is presented to market in turn-key condition and is perfectly suited for the growing family.

Set in this quaint and mature gated residential development this property is presented wonderfully having been architecturally designed by the current owners creating an exquisite home of distinction.

Upon entering the property, the high standard of specification becomes immediately apparent and the accommodation is presented in excellent decorative order.

Briefly comprising of large entrance hall leading to the kitchen, which is fitted with a bespoke Kube kitchen, the dining area and living space is open plan and is flooded with natural light from the large custom made corner skylight. A new floor to ceiling Rational sliding door also ensures maximum light and leads to a private patio area ideal for al fresco dining.

On the first floor there are two bedrooms; an elegant double and a spacious single and a stylish contemporary fully tiled family bathroom completes the accommodation on this floor. On the top floor there is a large double bedroom complete with a walk-in wardrobe and panoramic views of the Dublin mountains.



## Accommodation

**Entrance Hall** 1.57m x 1.45m (5'2" x 4'9"): Tiled floor.

**Kitchen** 3.51m x 3.41m (11'6" x 11'2"): Tiled floor, Bespoke Kube Kitchen with siltstone quartz worktop, integrated dishwasher, oven and hob & recessed lighting.

**Dining Area** 3.97m x 3.89m (13' x 12'9"): Tiled floor, electric fire, built-in storage area with plumbing for Washing Machine & Drying Machine.

**Living Area** 3.71m x 3.98m (12'2" x 13'1"): Tiled floor, custom made skylight and floor to ceiling Rational sliding doors.

**Bedroom 2** 3.97m x 3.56m (13' x 11'8"): Carpet flooring, fitted wardrobes and hot-press.

**Bedroom 3** 3.97m x 2.77m (13' x 9'1"): Carpet flooring & fitted wardrobes.

**Bathroom** 2.03m x 1.68m (6'8" x 5'6"): Fully tiled with electric shower, Bluetooth mirror, heated towel rail and recessed lighting.

**Bedroom 1** 2.99m x 4.62m (9'10" x 15'2"): Carpet flooring, walk-in-wardrobe, Velux window and eaves storage.





## OUTSIDE

To the front of the property there is off street parking provided via the driveway, maintained green area and additional bay parking. The enclosed rear garden extremely private and has been finished with large grey patio slabs.

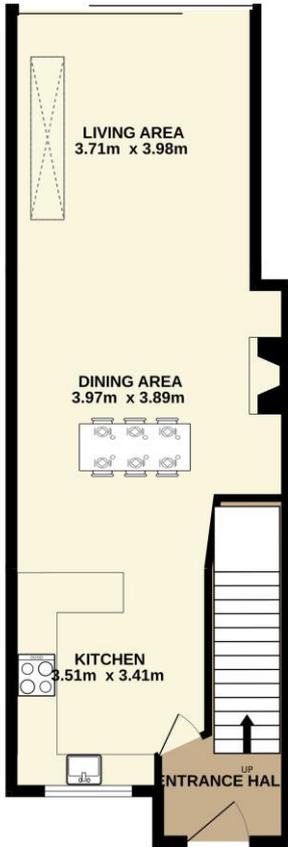
## Special Features & Services

- Three-storey three-bedroom family home
- Private gated community
- Superb Location
- Gas-fired central heating
- Completely renovated and architecturally designed in 2015
- New bathroom suite completed in 2018
- Rational Double-glazed windows and doors.
- New Boiler
- Insulation upgrades
- Bespoke Kube Kitchen

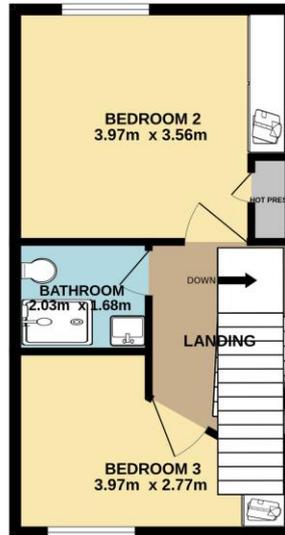
**BER** BER B3, BER No. 113199384



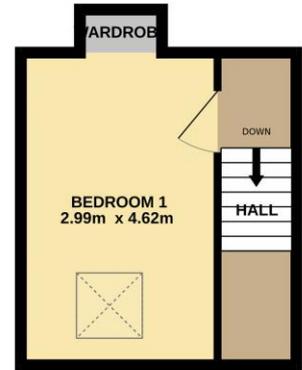
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Not to scale, identification only  
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