

For Sale

Asking Price: €525,000

Sherry
FitzGerald



85 Sundrive
Road, Kimmage,
Dublin 12, D12
K6Y2

BER B3

sherryfitz.ie



Upon entering this charming property, you're greeted by a light-filled and spacious living room with stairs to first floor landing and an abundance of understairs storage. The living room boasts generous proportions, featuring a front-facing window with decorative shutters, original redbrick fireplace with gas burning stove, engineered timber flooring, leading through to the open plan kitchen/dining room.

The real hub of the home is the open plan kitchen/dining room, which has been tastefully refitted in recent years. The attention to detail is second to none and it has been finished to an extremely high standard. The kitchen/dining area itself has lots of natural light which is provided via a Velux skylight and two light boxes over the kitchen itself.

The kitchen is fitted with an array of matching bespoke base/wall units, with ample worktop space, fitted oven, induction hob with extractor above, fridge/freezer, dishwasher, central Island/Breakfast bar with power sockets and finished with engineered timber flooring. Located just off the kitchen is a very useable utility room, which has been fitted with floor to ceiling wall units providing space for washing machine and dryer. The boiler is located also in the utility room next to the rear door which leads to the courtyard garden.

Leading from the open plan kitchen/dining room there is an inner hallway to the main family bathroom, storage room and Bedroom 2. The family bathroom is appointed to an extremely high standard with corner shower unit, WC, feature vanity unit with inset sink, natural light box and tiled floor to ceiling. Bedroom 2 is a good-sized double bedroom with windows to side aspect overlooking the courtyard garden, finished with decorative window shutters, engineered wood flooring and wall mounted radiator.

Moving to the first floor, you'll find a spacious main bedroom and a well-appointed en-suite bathroom.

The main bedroom is a generously sized double bedroom with front-facing windows, decorative window shutters, newly fitted built-in wardrobes and original timber flooring. The en-suite bathroom is located just off the main bedroom and is fitted with a sizable shower with glass shower screen, WC, wash hand basin with mixer tap and Laura Ashely floor tiles.



Accommodation

Entrance Opening from the front door with stairs to first floor landing and the main living room.

Living Room 5.18m x 3.93m (17' x 12'11"): Window to front aspect, finished with decorative timber shutters, original feature fireplace with gas stove, wall mounted cast iron radiator, under stairs storage, engineered wood flooring and leading though to the open plan kitchen/diner.

Open Plan Kitchen Dining Room 5.24m x 3.99m (17'2" x 13'1"): Fitted with an array of matching base/wall units, with ample worktop space, built in electric oven, , induction hob with extractor above, dishwasher, fridge/freezer, Velux roof light, central Island/breakfast bar, inset Belfast sink with mixer tap, power sockets and finished with an engineered wood flooring.

Bathroom 1.77m x 1.72m (5'10" x 5'8"): Fitted with a corner shower unit, with power shower, glass shower screen, a WC, a feature vanity unit, inset sink with mixer tap and tiled floor-to-ceiling.

Utility Room 2.45m x 2.23m (8' x 7'4"): Floor to ceiling wall units providing space for washing machine/dryer, built in storage, decorative, timber wall paneling, gas fired boiler and sliding door to the rear courtyard garden.

Store 0.83m x 1.72m (2'9" x 5'8"): Fitted with shelving and engineered wood flooring.

Bedroom 2 2.60m x 3.48m (8'6" x 11'5"): Sizeable double bedroom with window to side aspect finished with decorative timber shutters, wall mounted cast iron radiator and engineered wood flooring.

Bedroom 1 3.00m x 2.92m (9'10" x 9'7"): Sizeable double bedroom with windows to front aspect finished with decorative timber shutter, built in wardrobes, wall mounted cast iron radiator, original timber flooring and opening to the en-suite bathroom.

En-Suite 2.98m x 1.13m (9'9" x 3'8"): Opaque rear-facing window, fitted shower with glass shower screen, WC, feature vanity unit, inset sink with mixer tap and tiled floor coverings.

Outside A delightfully private courtyard garden at rear of the property, which has been finished to an extremely high standard, with its own gated access to Eamonn Ceannt Park. Parking is provided to the front of the property on the street.





Courtyard Garden

Outside the property we have a delightfully private courtyard garden to the rear of the property, which has been finished to an extremely high standard, with its own gated access to Eamonn Ceannt Park. Parking is provided to the front of the property on the street.

BER BER B3, BER No. 112787783



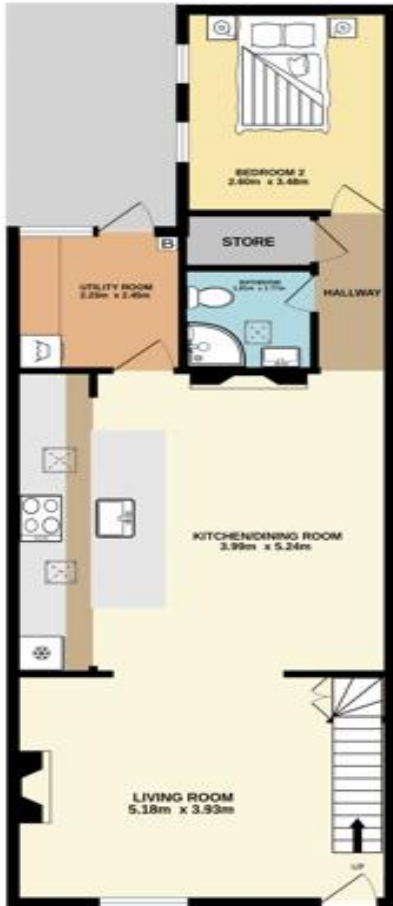


Location

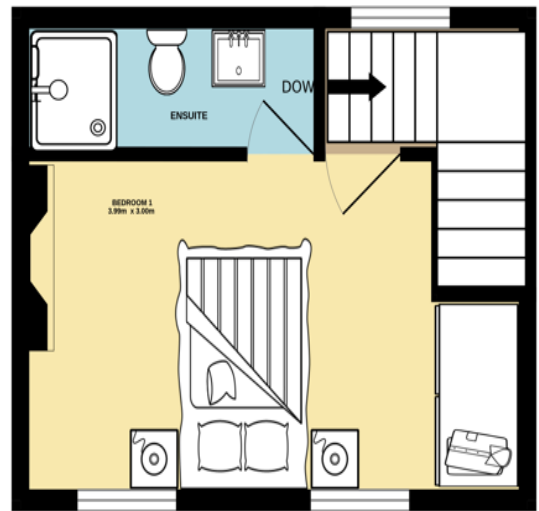
The location is second to none in terms of convenience with a host of nearby amenities in Sundrive, Kimmage, Terenure and Harold's Cross including shops, restaurants, established schools and the new National Children's Hospital on your doorstep. The area is serviced by an excellent road network and has host of bus routes providing easy access to the city center, M50 and beyond. Properties presented in this manner are a rarity and early viewing is recommended.



GROUND FLOOR
70.1 sq.m. approx.



1ST FLOOR
20.0 sq.m. approx.



NEGOTIATOR
Eoin Boylan
Sherry FitzGerald
3 Sundrive Road, Kimmage,
Dublin 12, D12 V9HV
T: 01 4922 444
E: sundrive@sherryfitz.ie

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