

# For Sale

Asking Price: €575,000

Sherry  
FitzGerald



9 Church  
Avenue South,  
Rialto, Dublin 8,  
D08 V9F5

BER B2

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



Upon entering this charming property, you're greeted by a light-filled and spacious entrance hall with stairs to the first-floor landing, with engineered wood flooring, underfloor heating and opening to both the sitting room and the main living room. The living room is to the front of the home, which boasts generous proportions, featuring a front-facing bay window, feature fireplace, engineered wood flooring and underfloor heating. The sitting room again is of good size with built in storage, underfloor heating, engineered wood flooring and steps down into the light filled kitchen/diner.

The real hub of the home is the sympathetically extended open plan kitchen/dining room. The attention to detail is second to none and has been finished to an extremely high standard. The kitchen/dining area itself has an abundance of natural light which is provided via a Velux skylight, rear double doors and a large window overlooking the rear garden.

The kitchen/dining room is fitted with an array of soft grey base/wall units, with ample worktop space, tiled splash back, electric oven, electric hob with extractor above, integrated dishwasher, washing machine/dryer, fridge/freezer, inset stainless steel sink, large porcelain floor tiles, underfloor heating and double doors opening to the rear garden. Located just off the kitchen is a very useable downstairs WC, which has been finished with wash hand basin, WC and tiled floor coverings.

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 two front-facing windows, built-in wardrobes, providing ample storage and carpeted floor coverings. Bedroom 2 mirrors this spaciousness of the front room, offering a rear-facing window and carpeted floor coverings. Bedroom 3 is a comfortable double bedroom with a rear-facing window and carpeted floor coverings.

The family bathroom is complete with a deep fill bath with shower above, glass shower screen, a WC, a feature vanity unit, inset sink with mixer tap and floor-to-ceiling tiling. This completes the living accommodation throughout this beautiful home.



## Accommodation

**Entrance Hall** 4.30m x 1.13m (14'1" x 3'8"): Opening from the front door with stairs to first floor landing, finished with engineered timber flooring, underfloor heating, decorative coving and opening to both the sitting room and the living room to the front of the property.

**Living Room** 4.25m x 3.27m (13'11" x 10'9"): Feature Bay window to front aspect, decorative fireplace, period coving, underfloor heating and engineered timber flooring.

**Sitting Room** 3.40m x 3.31m (11'2" x 10'10"): Decorative fireplace, built in storage, engineered timber flooring, underfloor heating, and steps down to the kitchen/diner.

**Kitchen Dining Room** 4.63m x 3.52m (15'2" x 11'7"): Window to rear aspect, fitted with an array of bespoke soft base/wall units, finished with a sizeable worktop, bevel tiled splash back, floor to ceiling larder, electric oven, induction hob with extractor above, built in dishwasher, washing machine, fridge/ freezer, inset stainless steel sink with mixer tap, Velux skylight, underfloor heating, porcelain floor tiles and double doors to the rear garden.

**WC** 2.69m x 0.80m (8'10" x 2'7"): Located just off the kitchen with WC, wash hand basin and tiled floor coverings.

**Landing** 3.41m x 1.49m (11'2" x 4'11"): Light and spacious landing with loft access, Velux skylight, opening to the three sizeable double bedrooms and the family bathroom.

**Bedroom 1** 4.41m x 3.22m (14'6" x 10'7"): Sizeable double bedroom with windows to front aspect, built in wardrobe and carpeted floor coverings.

**Bedroom 2** 2.37m x 2.78m (7'9" x 9'1"): Sizeable double bedroom with window to rear aspect and carpeted floor coverings.

**Bedroom 3** 3.16m x 2.33m (10'4" x 7'8"): Sizeable double bedroom with window to rear aspect and carpeted floor coverings.

**Bathroom** 2.50m x 1.71m (8'2" x 5'7"): Fitted with deep fill bath, shower above with glass shower screen, WC, vanity unit with inset sink and tiled floor to ceiling.

**Outside** The delightful and enclosed rear garden which is extremely private with raised flowerbed boarding the sandstone patio slabs which are laid throughout the garden. There is also gated rear access, outdoor socket and permit on street parking.





**Outside:** To the front of the property there is a secure and gated low maintenance garden with path leading to the front door, which has the added benefit of being covered via a period style storm porch. The delightful and enclosed rear garden which is extremely private with raised flowerbeds boarding the sandstone patio slabs which are laid throughout the garden. There is also gated rear access to the garden and permit on street parking.

#### Special Features & Services

- Turnkey Condition
- Open Plan Kitchen/Diner
- 3 Double Bedrooms
- Underfloor Heating
- Private Rear Garden

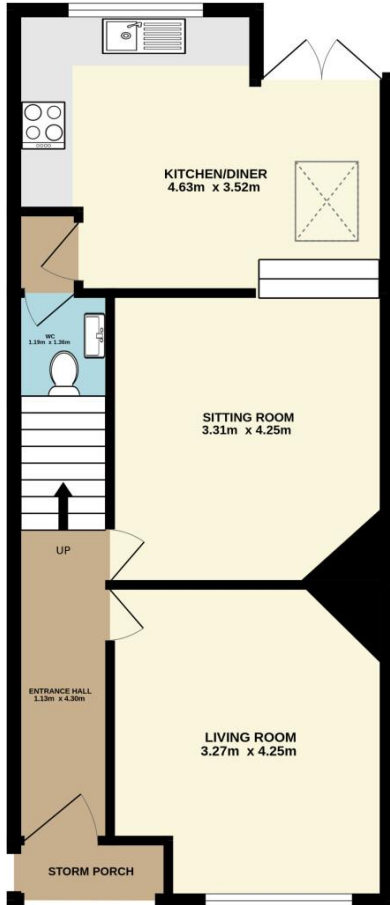
**BER** BER B2, BER No. 111942942



The location is second to none being within just a short stroll of a wealth of amenities both social and essential including The New Childrens Hospital, an abundance of shops, bars and restaurants, and a short walk to the Luas line and many bus routes. Many schools and colleges including St Catherine's, Griffith College and Portobello College are located close by.



GROUND FLOOR



1ST FLOOR



Not to scale, identification only  
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