

For Sale

Asking Price: €475,000

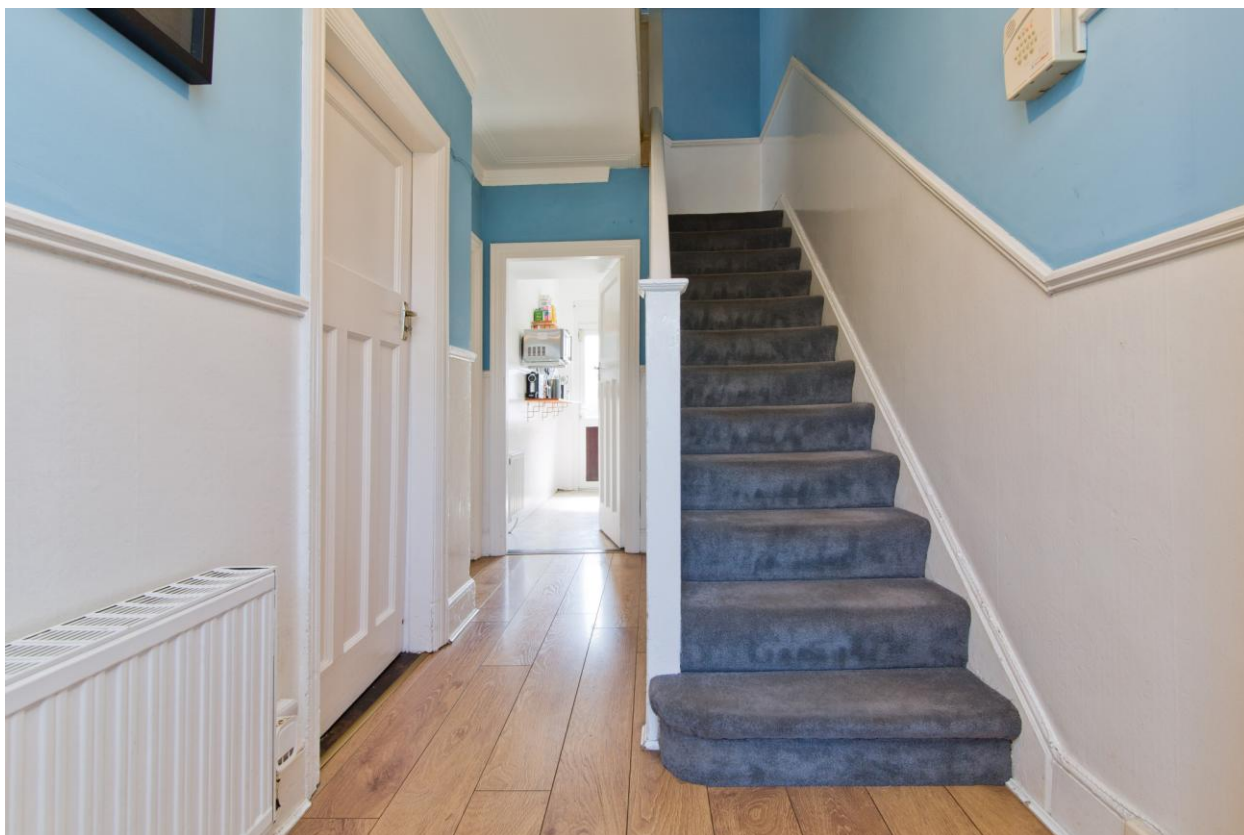
Sherry
FitzGerald



10 Dolphin Road,
Drimnagh,
Dublin 12,
D12 NX95

BER D1

sherryfitz.ie



Sherry FitzGerald are delighted to present No. 10 Dolphin Road to the open market. This red brick house still maintains many of its original features such bay window to the front aspect, and original fireplaces throughout and boasting an impressive south facing back garden. This property comes to the market in good condition whilst still allowing for its future owner to place their own stamp on it.

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, opening to both the main living room, dining room and the kitchen area.

The main living room has a large front facing bay window with uninterrupted views to the Grand Canal, feature fireplace, original picture rails and laminate flooring. The dining room is to the rear of the property and mirrors spaciousness of the main living room, with rear facing window overlooking the south facing garden, feature fireplace with inset gas fire, original picture rails and laminate flooring.

The kitchen is of good size and has been fitted with matching base/wall units, ample worktop space with tiled splash back, space for free standing oven with gas hob, plumbing for washing machine, stainless steel sink, rear door to garden and lino floor coverings.

Moving to the first floor, you'll find three spacious bedrooms, a family bathroom and separate WC.

Bedroom 1 is a generously sized double bedroom with a window overlooking the Grand Canal, wall mounted radiator and carpeted floor coverings. Bedroom 2 mirrors this spaciousness of the front room, offering a rear-facing window overlooking the garden, wall mounted radiator and carpeted floor coverings. Bedroom 3 is a comfortable single bedroom with a front-facing window and carpeted floor coverings.

The family bathroom is complete with an Opaque rear-facing with deep fill bath, shower above wash hand basin with mixer tap and lino floor coverings. Next to the bathroom is a good-sized separate WC with Opaque rear-facing window, toilet and timber flooring.



Accommodation

Porch 1.61m x 0.85m (5'3" x 2'9"): Opening from the external UPVC door to an inner porch leading to the front door.

Entrance Hall 3.91m x 1.74m (12'10" x 5'9"): Opening from the front door with stairs to first floor landing leading to the living room, dining room and the kitchen area.

Living Room 3.75m x 3.65m (12'4" x 12'): Sizable bay window to front aspect, feature fireplace, wall mounted radiator, picture rails and laminate flooring.

Dining Room 4.53 x 3.36m (4.53 x 11'): Window to rear aspect overlooking the garden, feature fireplace with inset gas fire, wall mounted radiator and laminate flooring.

Kitchen 3.13m x 2.00m (10'3" x 6'7"): Fitted with matching base/wall units, ample worktop space with tiled splash back, space for free standing oven with gas hob, plumbing for washing machine, stainless steel sink, rear door to garden and lino floor coverings.

Landing 3.60m x 2.22m (11'10" x 7'3"): Opening to three sizeable bedrooms, WC and the family bathroom.

Bedroom 1 4.44m x 3.19m (14'7" x 10'6"): Sizeable double bedroom with window to front aspect, feature fireplace, wall mounted radiator and carpeted floor coverings.

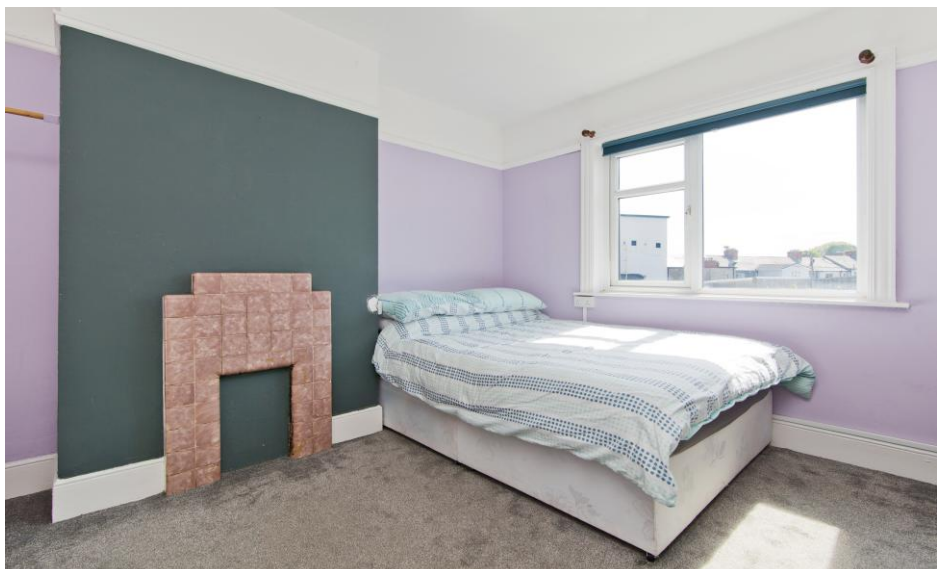
Bedroom 2 3.31m x 3.19m (10'10" x 10'6"): Sizeable double bedroom with window to rear aspect, feature fireplace, wall mounted radiator and carpeted floor coverings.

Bedroom 3 2.86m x 2.22m (9'5" x 7'3"): Sizeable single bedroom with window to front aspect, wall mounted radiator and carpeted floor coverings.

WC 1.19m x 0.86m (3'11" x 2'10"): Opaque rear facing window, toilet and lino flooring

Bathroom 1.28m x 2.39m (4'2" x 7'10"): Opaque rear-facing with deep fill bath, shower above wash hand basin with mixer tap and lino floor coverings.

Outside Ample off street parking provided via the driveway to the front of the home. The enclosed sunny south facing rear garden is of good size and is extremely private also benefiting from a brick built shed.





Outside: The delightful south facing rear garden is extremely private with a sizeable patio area off the rear of the home and storage shed. The driveway to the front of the property provided ample off-street parking.

Special Features & Services

- 1930's Bay Fronted Home
- Two Reception Room
- Three Bedrooms
- South Facing Garden
- Off-Street Parking

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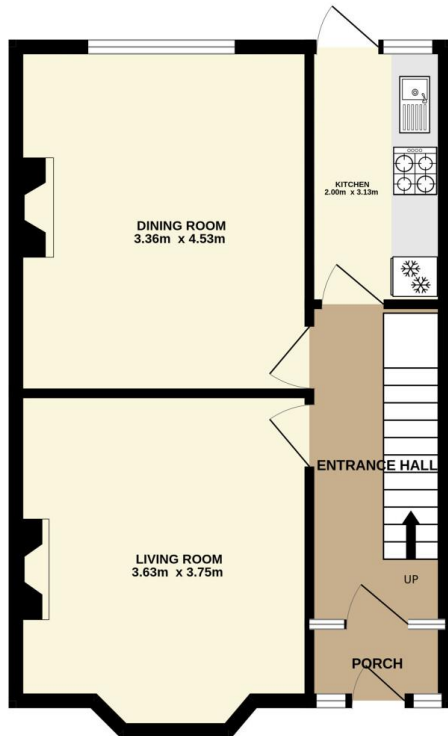


Location:

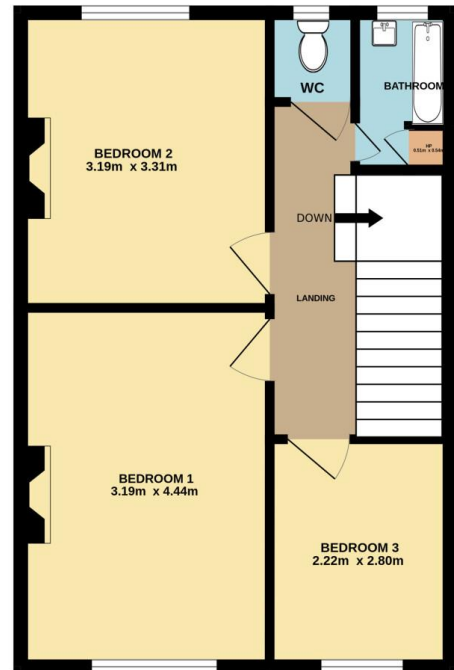
Located in an area of unparalleled convenience with every amenity on your doorstep. The property is within close proximity of some of South Dublin's best junior and secondary schools in Kimmage, Harold's Cross and Terenure. Also on the doorstep are an excellent array of local shops, churches, and restaurants. Transport facilities are well catered for, with easy access to the M50, whilst regular buses will take you into the City Centre and beyond.



GROUND FLOOR



1ST FLOOR



Not to scale, identification only
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MORTGAGE ADVICE

SOLICITOR

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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