

For Sale

Asking Price: €425,000

Sherry
FitzGerald



119 Cashel Road,
Crumlin,
Dublin 12,
D12 K0Y9

sherryfitz.ie



Sherry FitzGerald is delighted to present a great opportunity to acquire an extended & modern three-bedroom mid-terrace family home on Cashel Road. The property has been maintained to an extremely high standard over the years, with well-proportioned useable accommodation throughout the home. Which is further enhanced by a private rear garden and ample off-street parking.

Upon entering this charming property, you're greeted by a light-filled and spacious porch/entrance hall with stairs to the first-floor landing, understairs storage and opening to the main living room. The living room boasts generous proportions, featuring a front-facing window with decorative coving, feature fireplace with inset log burning stove, access to the downstairs WC and laminate flooring which leads thought to the open plan kitchen/dining room.

The kitchen/dining area has lots of natural light which is provided via a large rear facing window overlooking the garden and a glass panelled door leading to the fully fitted utility room with access to the garden.

The kitchen is fitted with an array of matching base/wall units, ample worktop space with tiled splashback, inset stainless steel sink with mixer tap , induction hob with extractor above, built-in double oven, plumbing for dishwasher, space for fridge/freezer and laminate flooring.

Moving to the first floor, you'll find two spacious bedrooms, a well-appointed family bathroom and stairs to bedroom three.

Bedroom 1 is a generously sized double bedroom with window to the front aspect, built-in wardrobes and laminate flooring. Bedroom 2 is a sizeable double bedroom with a window to the rear aspect and original timber flooring.

Moving to the second floor, we come to a great third bedroom room, which has an abundance of natural light provided via a large rear facing window, ample eve storage and finished with original timber flooring. The family bathroom is complete with an opaque window to rear aspect, deep fill bath with tiled splash back, shower over bath, WC, wash hand basin and finished with porcelain tiled flooring.

This completes the accommodation throughout this beautiful home.



Accommodation

Porch 1.78m x 1.84m (5'10" x 6'): Good-size entrance porch with window to the front aspect, laminate flooring and opening directly to the entrance hall.

Entrance Hall 1.77m x 1.84m (5'10" x 6'): Leading from the porch with stairs to first floor landing, understairs storage and opening to the main living room.

Living Room 4.77m x 6.63m (15'8" x 21'9"): Spacious living area with an abundance of natural light with window to front aspect, feature fireplace with inset wood burning stove, access to WC, and laminate floor coverings and leading to the open plan kitchen/dining room.

WC 1.74m x 1.5m (5'9" x 4'11"): Fitted with WC, wash hand basin with mixer tap, and tiled floor to ceiling.

Kitchen Dining Room 5.4m x 4m (17'9" x 13'1"): Window to rear and fitted with matching base/wall units, ample quartzite worktop, built-in double oven with hob above and extractor fan, inset stainless steel sink with mixer tap, space for freestanding fridge freezer, space for under counter fridge, with laminate flooring and leading to the utility room.

Utility Room 1.73m x 4.31m (5'8" x 14'2"): Window to side, space for free standing washing machine, worktop space, wall mounted ceramic sink, original coal store, laminate flooring and rear door to garden.

Storage 1.9m x 1.9m (6'3" x 6'3"): Spacious storage area with window to side.

Family Bathroom 1.89m x 2m (6'2" x 6'7"): Opaque window to rear, fitted with deep fill bath with shower above, WC, wash hand basin with mixer tap, and tiled flooring and walls.

Bedroom 1 2.73m x 2.8m (8'11" x 9'2"): Sizeable double bedroom with window to front aspect, built in wardrobes, and laminate flooring.

Bedroom 2 3m x 3.75m (9'10" x 12'4"): Good-sized double bedroom with window to the rear and original timber flooring.

Bedroom 3 3.75m x 4.33m (12'4" x 14'2"): Generous double bedroom with window to rear, access to the eaves storage and original timber flooring.

Outside The property benefits from ample off-street parking provided by the driveway to the front of the home. The enclosed rear garden is of good size and is mainly laid to lawn with a sizeable patio area which leads off the rear of the home and outside storage shed.





Outside:

The property benefits from ample off-street parking provided by the driveway to the front of the home. The enclosed rear garden is of good size and is mainly laid to lawn with a sizeable patio area which leads off the rear of the home and outside storage shed.

Special Features & Services

- Extended Living Space
- Downstairs WC
- Three Double Bedrooms
- Gas Central Heating
- Off-Street Parking
- Large Rear Garden.

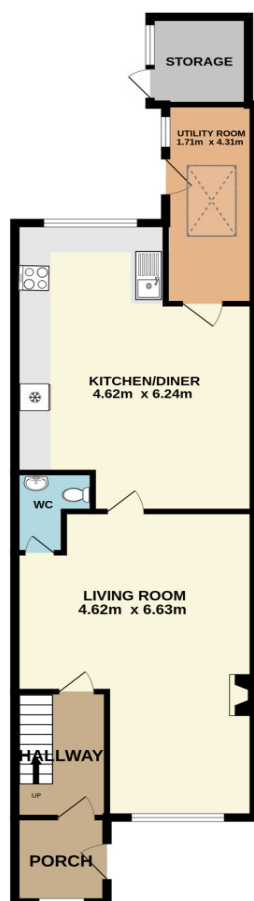


Location:

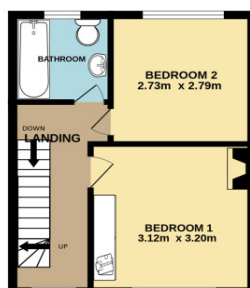
The location is second to none in terms of convenience with a host of nearby amenities in Sundrive, Kimmage, Terenure and Harold's Cross including shops, restaurants, established schools and the new National Children's Hospital on your doorstep. The area is serviced by an excellent road network and has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



GROUND FLOOR



1ST FLOOR



2ND 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

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