

# For Sale

Asking Price: €525,000

Sherry  
FitzGerald



189 O'Reilly Avenue,  
Ceannt Fort,  
Mount Brown,  
Dublin 8,  
D08 CR6K

BER E1

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



Sherry FitzGerald are delighted to present this rare opportunity to acquire a truly impressive two-bedroom period residence in the highly sought-after enclave of Ceannt Fort, Dublin 8.

Built c.1922 as part of a visionary housing scheme designed by City Architect J.J. Byrne, this home combines historic charm with modern convenience, set within beautifully maintained gardens that offer both privacy and character

Behind the handsome exterior the accommodation comprises of a welcoming entrance hall with stairs to the first-floor landing, semi-solid flooring and leading to the main living room. The living room benefits from its west facing orientation for evening sunlight and generous proportions featuring a sizeable front facing window, which overlooks the front garden, feature fireplace with open fire, built-in shelving, understairs storage with window to the side garden and door opening directly to the kitchen area.

Moving to the traditionally styled kitchen which is of good size and benefits from an abundance of natural light, which is provided via a rear east facing window, which takes advantage of the morning sun and a glass panelled garden door. The kitchen is fitted with matching base & wall units, ample worktop space, inset stainless steel sink with mixer tap, there is a new gas cooker with hob, plumbing for washing machine, dishwasher and leading to a store room which houses a fridge/freezer and a modern gas fired boiler.

On the first floor, you'll find a bright and spacious landing with a sizeable window to the side aspect, two spacious double bedrooms and a well-appointed large bathroom.

Bedroom One is a generously sized double bedroom with a front-facing window, a feature fireplace with inset open fire built-in storage and original timber floorboards. Bedroom Two is also a generously sized double bedroom similar in-size to bedroom one, double bedroom with a rear-facing window, feature fireplace with inset open fire and original timber floorboards. The bathroom is complete with a window to rear aspect, corner shower unit with glass sliding double doors, electric power shower, WC, deep fill bath, wash hand basin with hot & cold taps, feature fireplace with inset open fire and lino floor coverings.





## Accommodation

**Entrance Hall** 1.18m x 1.00m (3'10" x 3'3"): Opening from the front door into a bright and spacious hallway with stairs to the first- floor landing, semi-solid wood flooring, and leaving into the sizeable living room.

**Living Room/Dining Room** 5.23m x 3.65m (17'2" x 12'): Boasting generous proportions featuring a generous east facing window, which overlooks the front garden, feature fireplace with open fire, built-in shelving, open understairs storage with window to the side garden, semi-solid wood flooring and door leading to the kitchen area.

**Kitchen** 1.76m x 4.60m (5'9" x 15'1"): Fitted with matching base & wall units, ample worktop space, inset stainless steel sink with mixer tap, a new gas cooker with hob, plumbing for washing machine, plumbing for dishwasher, fridge freezer and leading to a store-room which houses a modern gas fired boiler.

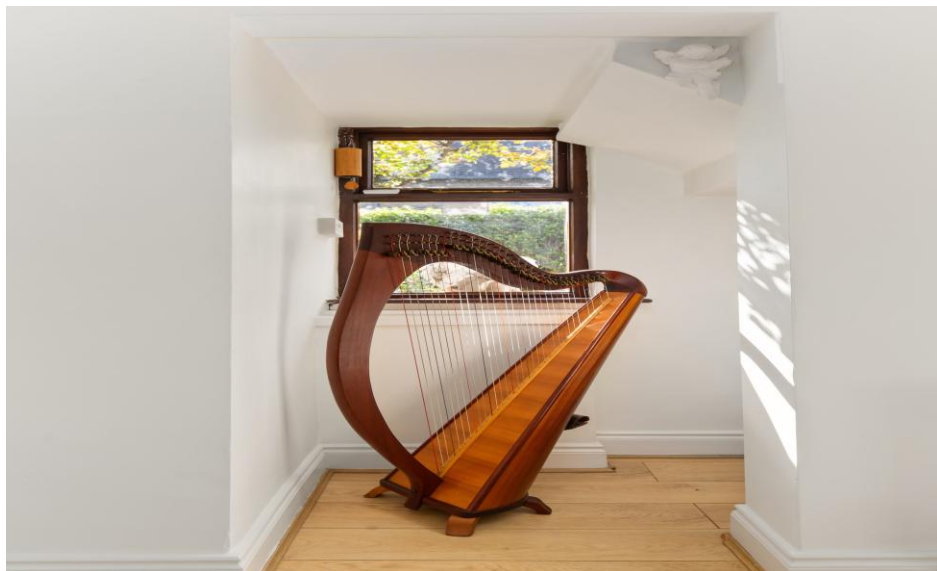
**Store-room** 1.05m x 0.85m (3'5" x 2'9"): Located just off the kitchen area which houses a fridge/freezer and a modern gas fired boiler.

**Landing** 0.84m x 2.41m (2'9" x 7'11"): Opening to two spacious double bedrooms and a well-appointed large bathroom.

**Bedroom 1** 3.19m x 3.65m (10'6" x 12'): Generously sized double bedroom with a front-facing window, a feature fireplace with inset open fire built-in storage and original timber floorboards.

**Bedroom 2** 3.80m x 2.19m (12'6" x 7'2"): Sizeable double bedroom with a rear-facing window, feature fireplace with inset open fire and original timber floorboards.

**Bathroom** 2.83m x 2.43m (9'3" x 8'): Window to rear aspect, corner shower unit with glass sliding double doors, electric power shower, WC, wash hand basin with hot&cold taps, deep fill bath, feature fireplace with inset open fire and lino floor coverings.







### Outside:

The property enjoys exceptional privacy, nestled amidst three garden spaces that surround the home to the front, side, and rear. It's perched above Mount Brown on an elevated site, with an East/West orientation, set back from the road, which provides quiet views towards the Wellington Monument in Phoenix Park and the Royal Hospital Kilmainham.

The main entrance is discreetly positioned to the side, accessed via a charming pedestrian walkway that leads through the side garden to the front door. At the front, a mature garden which provides a green space and privacy, complete with gated private parking.

Over the years, it has been thoughtfully planted and carefully nurtured to enhance its natural beauty. To the rear, a walled courtyard garden provides a peaceful, low maintenance outdoor retreat. Featuring attractive stone paving and an ivy-clad wall, it offers a delightful blend of character and privacy—perfect for relaxing or entertaining in complete seclusion.

### Special Features & Services

- End-of-terrace with wraparound gardens
- Two double bedrooms with period fireplaces and timber floors
- Bathroom with feature fireplace
- Bright interiors from morning to evening
- West-facing landscaped front garden with parking
- East-facing walled courtyard
- Views towards the Royal Hospital Kilmainham and Phoenix Park
- Beside St. James's Hospital and the National Children's Hospital

**BER** BER E1, BER No. 118685080







### Location:

It is a private sanctuary blending period character, picturesque surroundings, and excellent connectivity in one of Dublin's most desirable neighborhoods. With its end-of-terrace setting, gardens front and rear, and proximity to Dublin's cultural and medical institutions, this property offers an exceptional opportunity. This area has a strong sense of community, with a circular playground in the center of the estate and benefits from tool sharing and book swap areas.

The area is exceptionally well-served. Just a short stroll from the property, there is an abundance of local shops and supermarkets, trendy eateries, cafés, bakeries, bars, not to mention distilleries, Hueston South Quarter supermarket and gyms.

There is an excellent selection of educational facilities in the area, including Scoil Treasa Naofa, St James's Primary and Griffith Barracks Multi-Denominational School, along with a choice of secondary schools, while the National College of Art and Design, Trinity College Dublin and Griffith Colleges, and TU Grangegorman Campus are all within walking distance.

Healthcare facilities are close at hand too, with St. James's Hospital and the new National Children's Hospital only minutes from the property.

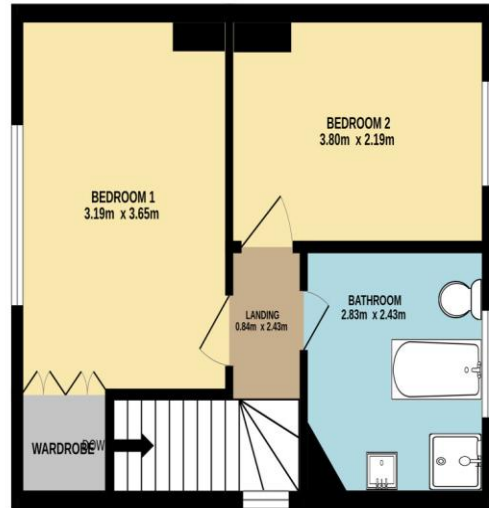
Public transport links are also superb. The Luas Red Line at St James's Hospital, Heuston Station and several Dublin Bus routes are all within minutes' walking distance, providing direct access to the city centre, and Dublin Airport. For motorists, the South Circular Road, N4, N7 and M50 are all easily accessible.



GROUND FLOOR



1ST FLOOR



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**MORTGAGE ADVICE**

**SOLICITOR**

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