

# For Sale

Asking Price: €375,000

Sherry  
FitzGerald



52 Galtymore Park,  
Drimnagh,  
Dublin 12,  
D12 Y176

BER D1

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



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire an extended three-bedroom mid-terrace family home on Galtymore Park. The property has well-proportioned useable accommodation throughout the home. Which is further enhanced by an enclosed private rear garden, brick built shed and ample off-street parking.

Upon entering this charming property from the front door, we come to entrance hall with stairs to the first-floor landing and opening to both the living room and the kitchen/dining room.

The living room is to the front of the property with a large front facing window, feature fireplace and laminate flooring. The Kitchen/dining room is of good size and is fitted with matching base/wall units, ample worktop space with splash back, inset stainless steel sink with mixer tap, electric hob with extractor fan above, built in electric oven, space for free standing fridge, plumbed for washing machine, feature fireplace, laminate flooring and double doors to the lounge.

The lounge itself is of good size with two Velux skylights windows to the side aspect, wall mounted radiator, laminate flooring and double doors which lead to the garden and downstairs bathroom.

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

Bedroom One is a generously sized double bedroom with rear-facing window, built in wardrobes, convert shower unit and laminate flooring. Bedroom Two is also a generous double bedroom with front-facing window, built in storage and laminate flooring. Bedroom Three is a good-sized single bedroom with window to front aspect, built in storage and laminate flooring. The family bathroom has in recent years been remodeled with a WC, feature vanity unit with inset sink, cover shower unit with glass sliding doors and tiled floor to ceiling.



## Accommodation

**Entrance Hall** 1.73m x 3.93m (5'8" x 12'11"): Entering from front door with stairs to first floor and leading to living room and kitchen with laminate floor coverings.

**Living Room** 3.63m x 3.14m (11'11" x 10'4"): Window to front aspect and laminate floor coverings.

**Kitchen/Dining Room** 5.36m x 3.79m (17'7" x 12'5"): Open plan kitchen/dining room with window to rear, fitted with matching base/wall units, ample worktop space with laminate splash back, inset stainless steel sink with mixer tap, electric hob with extractor fan above, built in electric oven, space for free standing fridge, plumbed for washing machine, feature fireplace, double doors leading to lounge and laminate floor coverings.

**Lounge** 3.24m x 4.90m (10'8" x 16'1"): Windows to side, feature fireplace, Velux skylight laminate flooring and door to an inner hallway.

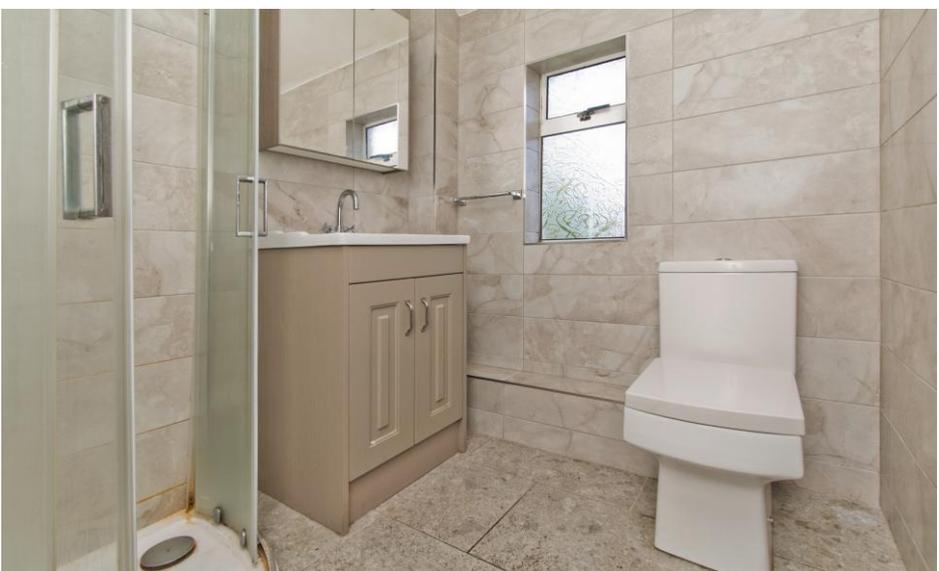
**WC** 2.00m x 2.26m (6'7" x 7'5"): Opaque window to rear, WC, wall hung vanity unit, wash hand basin with mixer tap, corner shower unit and tiled floor to ceiling.

**Bedroom 1** 3.63m x 3.73m (11'11" x 12'3"): Spacious double bedroom with window to front aspect, built in storage, corner shower unit, and laminate floor coverings.

**Bedroom 2** 3.63m x 3.21m (11'11" x 10'6"): Spacious double bedroom with window to rear with laminate floor coverings.

**Bedroom 3** 2.35m x 2.24m (7'9" x 7'4"): Single bedroom with window to rear, built in storage, and laminate floor coverings.

**Downstairs Bathroom** 1.73m x 2.05m (5'8" x 6'9"): Opaque window to rear aspect, walk in shower, WC, wash hand basin and tiled flooring.





**Outside:** The property benefits from gated off-street parking which has been finished with cobblelock. The rear enclosed garden is of good size with has been with concrete for a very low maintenance garden. There is also a sizeable brick built shed with lighting and power which is ideal for converting.

**BER** BER D1, BER No. 117988493



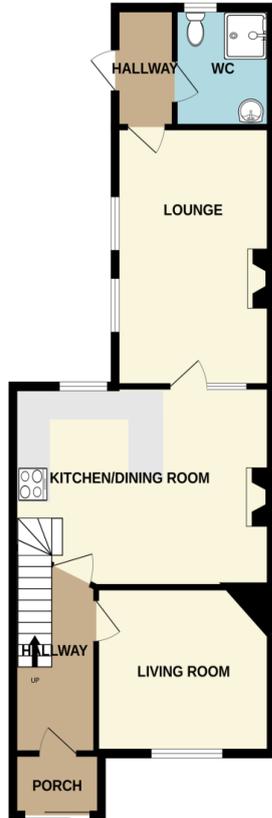
**Directions:**

Conveniently located, this property enjoys a host of excellent amenities including shopping, recreational, sporting and educational, all on your doorstep. Excellent transport including several bus routes, the Luas Red Line and the Grand Canal cycle way which all give easy access to the City Centre.

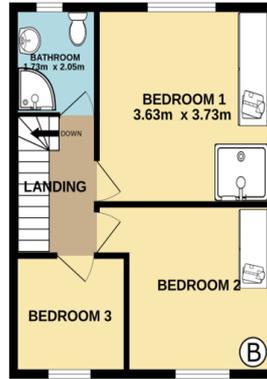
All in all this wonderful property should appeal to those seeking a comfortable home in a location that is private, quiet and very convenient.



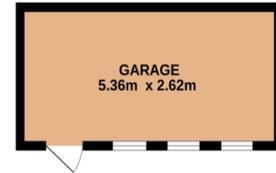
GROUND FLOOR



1ST FLOOR



GARAGE



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.  
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