

For Sale

Asking Price: €495,000

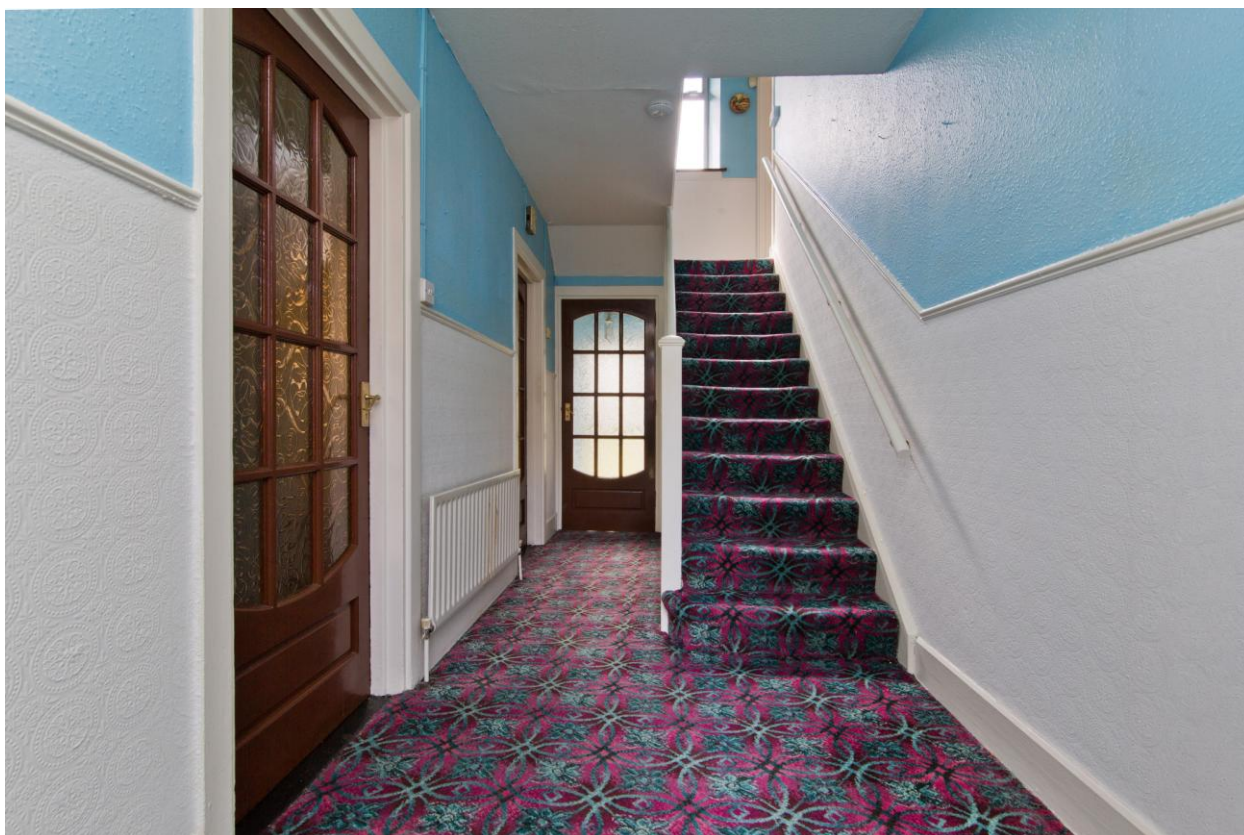
Sherry
FitzGerald



63 Iveagh Gardens,
Crumlin,
Dublin 12,
D12 Y951



sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire this attractive mid-terrace three-bedroom family home, further enhanced by pedestrian side access and a wonderfully private south-facing rear garden. Ideally suited to first-time buyers, growing families, or those seeking a well-located home with excellent potential, this charming property offers bright and well-proportioned accommodation throughout.

Upon entering, you are welcomed by a light-filled and spacious entrance hall with stairs rising to the split-level first-floor landing. The hallway provides access to the main living room and kitchen, while an inner hallway leads to the convenient downstairs WC and a door opening directly to the rear garden.

To the front of the property, the living room is generously proportioned and enjoys excellent natural light from a large front-facing window. This inviting reception room features a charming fireplace with inset fire and tiled hearth, decorative coving, a wall-mounted radiator, and carpeted flooring, creating a comfortable space for everyday living and entertaining.



The kitchen is positioned to the rear of the property and benefits from a sizeable window overlooking the sunny south-facing garden, flooding the room with natural light. Fitted with an extensive range of matching wall and floor units, the kitchen offers ample worktop space, an inset stainless steel sink with mixer tap, plumbing for a washing machine, space for a freestanding cooker, fridge/freezer, and a feature fireplace. The room is completed with lino flooring.

Upstairs, the accommodation comprises three well-appointed bedrooms and a family bathroom.

Bedroom One is a spacious double room overlooking the front of the property which benefits from a feature fireplace, built-in wardrobes, a wall-mounted radiator, and carpeted flooring. Bedroom Two is another generous double bedroom positioned to the rear, enjoying pleasant views over the south-facing garden. Features include a fireplace with inset fire with tiled hearth, built-in wardrobe, a wall-mounted radiator, and carpeted flooring. Bedroom Three is a good-sized single bedroom located to the front of the house, complete with a front-facing window, wall-mounted radiator, and carpeted flooring. The family bathroom, which offers great proportions and is complete with an opaque windows to the rear aspect, fitted with a WC, wash hand basin with taps, walk-in shower with main fed shower attachment, wall-mounted radiator and tiled-floor-to ceiling.



Accommodation

Entrance Hall 1.82m x 4.90m (6' x 16'1"): Stairs to the first-floor split landing with window to the rear aspect, opening to the main living room, kitchen, an inner-hallway leading to the downstairs WC and door to the rear garden.

Living Room 4.58m x 3.63m (15' x 11'11"): Large front facing window, feature fireplace with inset fire & tiled hearth, picture rails, wall-mounted radiator, carpeted flooring.

Kitchen 4.58m x 3.11m (15' x 10'2"): Fitted with an array of matching base/wall units, with ample worktop space, inset stainless steel sink & mixer tap, space for free standing oven with hob, plumbing for washing machine, space for a free standing fridge/freezer, feature fireplace with inset fireplace, finished with lino flooring.

Downstairs WC 0.86m x 1.49m (2'10" x 4'11"): Opaque window to the rear aspect, WC and tiled flooring-to-ceiling.

Landing 3.47m x 3.04m (11'5" x 10'): Split landing with a large rear facing window, leading to the main bathroom and the three generous bedrooms.

Storage 0.86m x 0.87m (2'10" x 2'10"): Ample built-in overstairs storage.

Bathroom 1.24m x 2.86m (4'1" x 9'5"): Opaque window to the rear aspect, fitted with a WC, wash hand basin with taps, walk-in shower with main fed shower attachment, wall-mounted radiator and tiled-floor-to ceiling.

Bedroom 1 3.85m x 3.58m (12'8" x 11'9"): Generously sized double bedroom with a front-facing window, feature fireplace, ample built-in wardrobes, wall-mounted radiator, and carpeted flooring.

Bedroom 2 4.75m x 3.00m (15'7" x 9'10"): Sizeable double bedroom with a rear facing window overlooking the south facing garden, feature fireplace with inset fire & tiled hearth, built-in wardrobe, wall-mounted radiator and carpeted flooring.

Bedroom 3 2.17m x 3.54m (7'1" x 11'7"): Good-sized single bedroom with a front-facing window, wall-mounted radiator and carpeted flooring.

Outside To the front of the property, a gated pedestrian entrance opens onto a pathway leading directly to the front door, while shared side access provides convenient passage to the rear garden. The enclosed south-facing rear garden is a wonderful outdoor space, predominantly laid in lawn and bordered by mature shrubs, offering a high degree of privacy and year-round colour. A useful brick-built garden store provides additional storage. The property further benefits from on-street bay parking available to the front.





Outside:

To the front of the property, a gated pedestrian entrance opens onto a pathway leading directly to the front door, while shared side access provides convenient passage to the rear garden. The enclosed south-facing rear garden is a wonderful outdoor space, predominantly laid in lawn and bordered by mature shrubs, offering a high degree of privacy and year-round colour. A useful brick-built garden store provides additional storage. The property further benefits from on-street bay parking available to the front.

Special Features & Services

- Attractive mid-terrace three-bedroom family home.
- Pedestrian side access.
- Three well-proportioned bedrooms.
- South-facing rear garden.
- Gas-fired central heating.
- Downstairs WC
- Excellent potential to further personalize and modernize.
- 90 SQM

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Location:

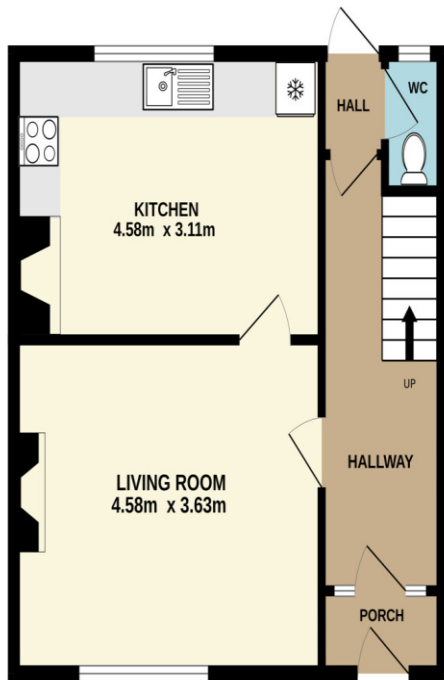
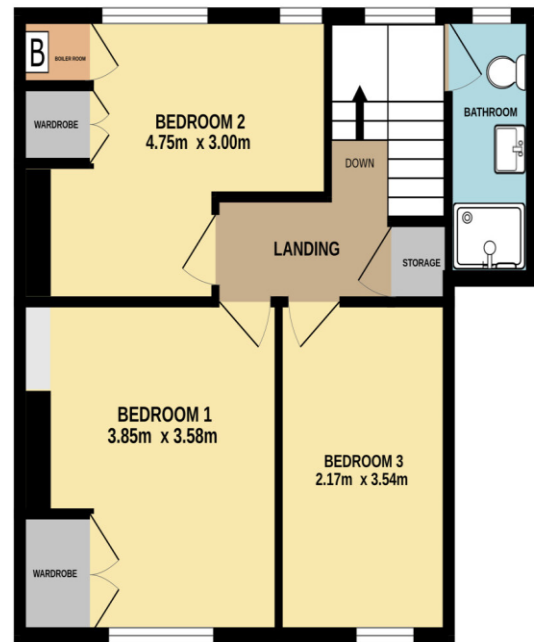
The property is conveniently located on a quiet and mature Cul de sac which enjoys every conceivable amenity quite literally on its doorstep. The area is particularly well served by a selection of highly regarded junior and secondary schools across Kimmage, Harold's Cross and Terenure, making it an ideal choice for families. A host of local shops, cafés, restaurants and essential services are all within easy walking distance.

Transport links are excellent, with swift access to the M50 motorway Ireland road network, while frequent Dublin Bus services provide direct connectivity to the City Centre and beyond. The Luas Red Line at Suir Road Luas Stop is just a five-minute walk away, delivering you to the heart of the city in approximately ten minutes. The property also benefits from close proximity to the new national children's hospital at St. James Hospital.



History:

In 1926, Lord Iveagh commissioned the construction of this housing scheme, which was meticulously designed by O'Callaghan & Webb. Over the course of a decade, from 1926 to 1936, this project took shape. Originally dubbed the Guinness Trust, the establishment of the Iveagh Trust dates back to 1890, courtesy of Edward Cecil Guinness, the inaugural Earl of Iveagh. Its primary aim was to offer housing to the working classes in Dublin. These 136 residences were specifically tailored for employees of the Guinness company. The scheme stands as a testament to early suburban architecture, marked by its thoughtful design and impeccable craftsmanship.



Not to scale, identification only
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MORTGAGE ADVICE

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