

For Sale

Asking Price: €525,000

Sherry
FitzGerald



28A Blarney
Park, Kimmage,
Dublin 12,
D12Y8R2

BER E1

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire a three-bedroom end of terrace family home on Blarney Park. The property has been lovingly maintained over the years with well-proportioned accommodation throughout the home. This is further enhanced by mature front and rear garden with both side entrance and rear entrance gated access.

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 and opening to both the main living room, dining room and kitchen. The spacious living room has a front facing window, feature fireplace and carpeted floor coverings. The spacious dining room has a rear facing window overlooking the garden, feature fireplace and carpeted floor coverings.

The kitchen is fitted with base and wall units with ample worktop space, tiled splash back, space for free standing electric oven with hob, inset stainless steel sink with mixer tap and rear door to garden.

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

Bedroom 1 is a generously sized double bedroom with a front-facing window and carpeted floor coverings. Bedroom 2 mirrors this spaciousness of the front room, offering a rear-facing window overlooking the garden, built in wardrobes and carpeted floor coverings. Bedroom 3 is a comfortable single bedroom with a front-facing window, built in wardrobe and carpeted floor coverings. The family bathroom, is complete with an opaque rear-facing window, a deep fill bath with mixer tap and shower above, a WC, a wash hand basin with mixer tap and carpeted floor coverings. There is a partly floored attic with Stira access from the landing. This completes the living accommodation thought the home.

Outside: To the front of the property there is a sizeable garden with gated pedestrian access with path leading to the front door. The rear enclosed garden is of good size which is mainly laid to lawn which is surrounded by mature shrubbery and has the added benefit of gated side access. . In addition, the property has gated rear access for private off-street parting with full vehicle access and hard stand parking. Within the rear garden there is fully plumbed utility room and recently re-roofed garden concrete shed/room.



Accommodation

Porch Sliding door leading to an enclosed porch, leading to the front door.

Entrance Hall 1.84m x 3.99m (6' x 13'1"): Bright and spacious hallway with stairs leading to first floor landing with understairs storage, leading to both the living room, dining room and the kitchen.

Living Room 3.88m x 3.49m (12'9" x 11'5"): Sizeable living room with window to front aspect, feature fireplace with inset fire and carpeted floor coverings.

Dining Room 3.88m x 3.55m (12'9" x 11'8"): Window to rear aspect overlooking the mature rear garden with feature fireplace and carpeted floor coverings.

Kitchen 2.30m x 2.47m (7'7" x 8'1"): Window to side aspect, fitted with matching base/wall units, with ample work top space, tiled splash back, space for free standing electric oven with hob, inset stainless steel sink with mixer tap, rear door to garden and laminate flooring.

Bedroom 1 3.52m x 3.49m (11'7" x 11'5"): Sizeable double bedroom with window to front aspect, wall mounted radiator and carpeted floor coverings.

Bedroom 2 3.52m x 3.61m (11'7" x 11'10"): Sizeable double bedroom with window to rear aspect, wall mounted radiator, built in storage, vanity area and carpeted flooring.

Bedroom 3 2.19m x 2.43m (7'2" x 8'): Spacious single bedroom, with wall mounted radiator, window to front aspect, built in wardrobe with carpeted floor coverings.

Bathroom 1.94m x 1.81m (6'4" x 5'11"): Opaque window to rear aspect, deep fill bath with shower above, wash hand basin, WC and carpeted floor coverings.

Outside To the front of the property there is a sizeable garden with gated pedestrian access with path leading to the front door. The rear enclosed garden is of good size which is mainly laid to lawn which is surrounded by mature shrubbery and has the added benefit of gated side/rear access.





Location: The property is located on a quiet road, marrying the best of both city and suburban living. It offers access to a host of local amenities including shops, schools, restaurants and parks. The villages of Harolds Cross and Terenure are within walking distance, and it is less than 4km from St Stephens Green in the heart of the city.

Special Features & Services

- End of Terrace
- Three Sizeable Bedrooms
- Gated Side & Rear Access
- Burglar Alarm

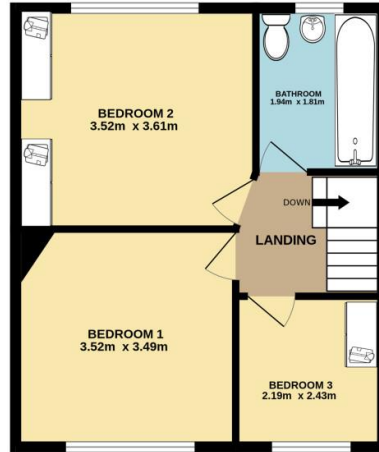
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GROUND FLOOR



1ST FLOOR



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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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