

For Sale

Asking Price: €550,000

Sherry
FitzGerald



191 Sundrive
Road, Dublin 12,
D12 C6YF

sherryfitz.ie



Sherry FitzGerald are proud to present 191 Sundrive Road to the market. Conveniently located on Sundrive Road, a popular residential area, this 3 Bedroom Semi-Detached property has been lovingly cared for and maintained throughout the years.

Upon entering the home, you're greeted by a spacious entrance hall with stairs to the first-floor landing, understairs storage and opening to both the living room, dining room and the front reception room. The living room is to the front of the home with a sizeable bay front-facing window, feature fireplace and double doors opening to the dining room. The dining room is of good size with window to the rear aspect overlooking the garden, feature fireplace with built in storage either side and opening to the kitchen.

The kitchen is fitted with an array of base/wall units, with ample worktop space, tiled splash back, inset stainless steel sink, space for free-standing oven, plumbing for a washing machine, space for free-standing fridge freezer, side door to garden and finished with tiled flooring.

The front reception room is a great addition to the home, with windows to both the front and rear aspect, providing the new owners an additional space for a downstairs bedroom/office or playroom. This completes the ground floor accommodation.

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

Bedroom 1 is a generously sized double bedroom with a front-facing bay window, feature fireplace and carpeted floor coverings. Bedroom 2 mirrors this spaciousness of the front room, offering a rear-facing window overlooking the garden, built in storage and carpeted floor coverings. Bedroom 3 is a sizeable single room with window to front aspect and carpeted floor coverings. The family bathroom is complete with an opaque window to rear aspect, corner shower unit with glass shower SCREEN, electric power shower, WC, vanity unit with inset sink, towel rail and is tiled floor to ceiling. This completes the living accommodation throughout the home.

Outside: Off street parking is provided via the large, gated driveway to the front of the property, nestled in a mature setting with secure gated side access to the rear garden. The enclosed rear garden is of good size, with a large patio area leading to both sides of the home which is bordered by a mature lawn and garden shed.



Accommodation

Entrance Hall 3.69m x 1.65m (12'1" x 5'5"): Opening from the front door with stairs to first floor landing, leading to living room, dining room and the front reception room.

Living Room 3.42m x 3.86m (11'3" x 12'8"): Bay window to front aspect, feature fireplace, carpeted floor coverings and double doors opening to the dining room.

Dining Room 4.78m x 3.57m (15'8" x 11'9"): Window to rear aspect, feature fireplace, built in storage, carpeted floor coverings and opening to the Kitchen.

Kitchen 3.35m x 2.89m (11' x 9'6"): Window to rear aspect overlooking the garden, fitted with matching base/wall units, ample worktop space, tiled splash back, gas boiler, space for free standing oven, plumbing for washing machine, space for free standing fridge/freezer, tiled floor coverings and side door to garden.

Reception Room / Playroom 2.23m x 4.82m (7'4" x 15'10"): Window to both front/rear aspect and carpeted floor coverings.

Bedroom 1 3.17m x 3.91m (10'5" x 12'10"): Sizeable double bedroom with bay window to front aspect, feature fireplace and carpeted floor coverings.

Bedroom 2 3.58m x 2.81m (11'9" x 9'3"): Sizeable double bedroom with window to rear aspect, feature fireplace, built in wardrobes and carpeted floor coverings.

Bedroom 3 1.95m x 2.34m (6'5" x 7'8"): Sizeable single room with window to front aspect and carpeted floor coverings.

Family Bathroom 2.20m x 2.25m (7'3" x 7'5"): Opaque window to rear aspect, corner shower unit with glass shower screen, electric power shower, WC, vanity unit with inset sink, towel rail and tiled floor to ceiling.

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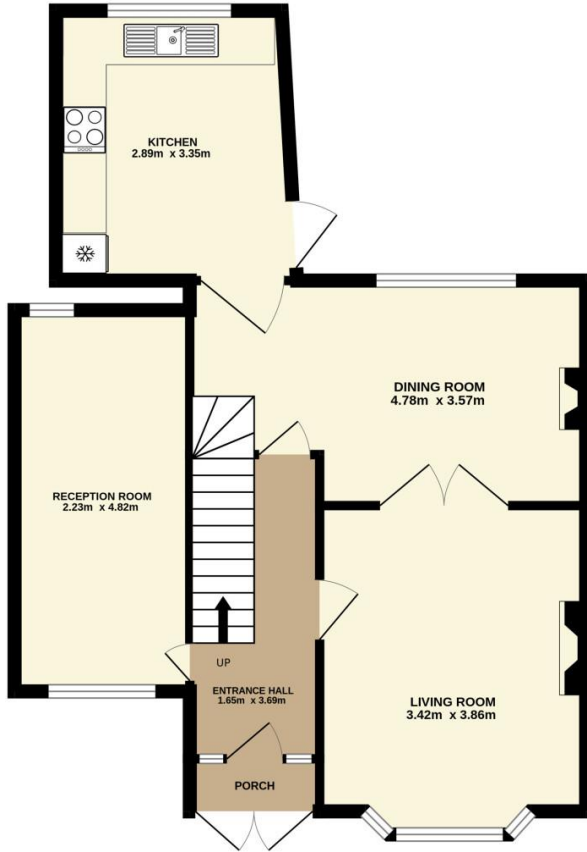




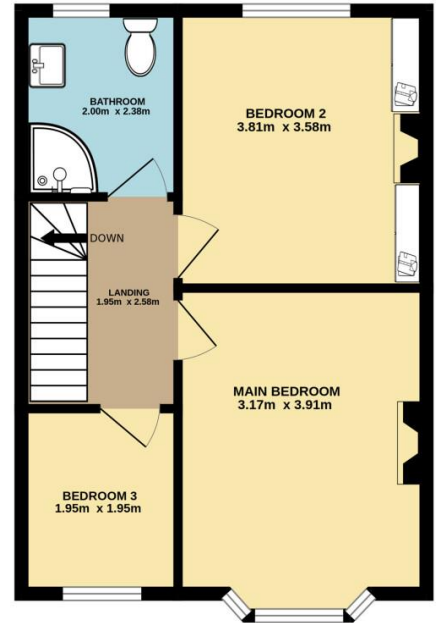
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GROUND FLOOR



1ST FLOOR



Not to scale, identification only
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