

For Sale

Asking Price: €495,000

Sherry
FitzGerald



73 Rothe Abbey,
Kilmainham,
Dublin 8,
D08 HD2N

BER C2

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire a stylish three-bedroom mid-terrace family home on Rothe Abbey. The property has been maintained to an extremely high standard, with well-proportioned accommodation throughout the home. Which is further enhanced by a south facing rear garden.

Upon entering this charming property, you're greeted by a light-filled and spacious entrance which leads directly to the open plan kitchen/dining room with a large, canted bay window and skylight. The kitchen is fitted with an array of matching base & wall units with ample worktop space, beveled tiled splashback, an array of integrated appliances, inset sink with mixer tap, wall mounted gas fired boiler. spotlights, understairs storage, semi-solid wood flooring and leading seamlessly to a large living area. The living room has generous proportions with a feature fireplace & inset fire, wall mounted radiator and a floor to ceiling sliding door which leads out to the rear 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 rear-facing window, built-in wardrobes, providing ample storage and semi-solid wood flooring. Bedroom 2 mirrors this spaciousness of the front room, offering a front-facing window, built-in wardrobe, and semi-solid wood flooring. Bedroom 3 is a comfortable single bedroom with a rear-facing window, built-in wardrobe and semi-solid wood flooring. The family bathroom, which was recently remodelled, is complete with an opaque rear-facing window, a double walk-in shower with fixed glass shower screen, a WC, a feature vanity unit, inset sink with mixer tap and floor-to-ceiling tiling.

This completes the living accommodation thought this beautiful home.



Accommodation

Entrance Opening from the front door into a light and spacious open plan kitchen/dining room and stairs to the first-floor landing.

Open Plan Kitchen/Dining Room 4.51m x 4.82m (14'10" x 15'10"): Spacious open-plan kitchen/dining room with a canted bay window to the front aspect which overlooks the front garden. Fitted with matching base & wall units and all integrated appliances (fridge/freezer & dishwasher), built-in electric oven, induction hob with extractor above, sunken sink with mixer tap and finished with semi-solid wood flooring.

Living Room 4.54m x 4.05m (14'11" x 13'3"): Leading seamlessly from the open plan kitchen/dining room to a generous living room with feature fireplace with tiled hearth, sliding patio door which lead to a beautiful pergola and semi-solid wood flooring.

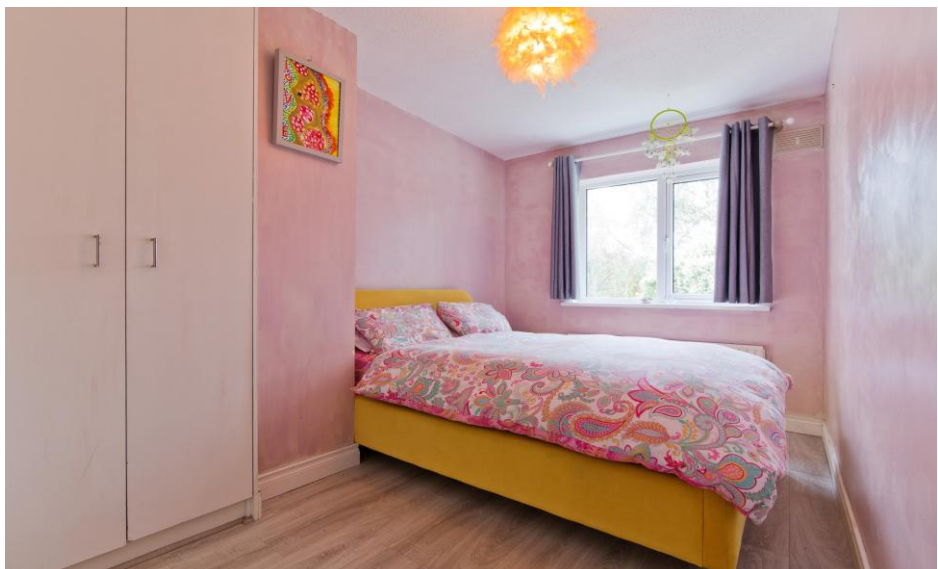
Landing 2.02m x 2.77m (6'8" x 9'1"): Bright and spacious landing which opens to all three sizeable bedrooms, the hot press and the family bathroom.

Bedroom 1 2.43m x 4.33m (8' x 14'2"): Sizeable double bedroom with window to the rear aspect overlooking the rear garden, wall mounted radiator, built-in wardrobes and semi-solid wood flooring.

Bedroom 2 2.24m x 3.78m (7'4" x 12'5"): Generous double bedroom with front-facing window, built-in wardrobes, wall mounted radiator and semi-solid wood flooring.

Bedroom 3 2.01m x 3.25m (6'7" x 10'8"): Good-sized single bedroom with window to rear aspect, wall mounted radiator, built-in storage and semi-solid flooring.

Bathroom 2.15m x 1.94m (7'1" x 6'4"): Opaque window to the front aspect, WC, wash hand basin with mixer tap, walk-in double shower, electric shower and tiled floor to ceiling.





Outside:

The delightful south-facing rear garden is extremely private and has also benefited from a makeover in recent years. The garden itself is mainly laid to lawn with a large pergola leading from the rear of the property which provides great all rear round use. Ample off-street parking is provided to the front of the home via the large driveway.

Special Features & Services

- Open Plan Living
- Recently Re-Fitted Kitchen & Bathroom
- Turnkey Condition
- Three Generous Bedrooms
- South Facing Rear Garden with Pergola
- Modern Gas Fired Boiler
- Off-Street Parking

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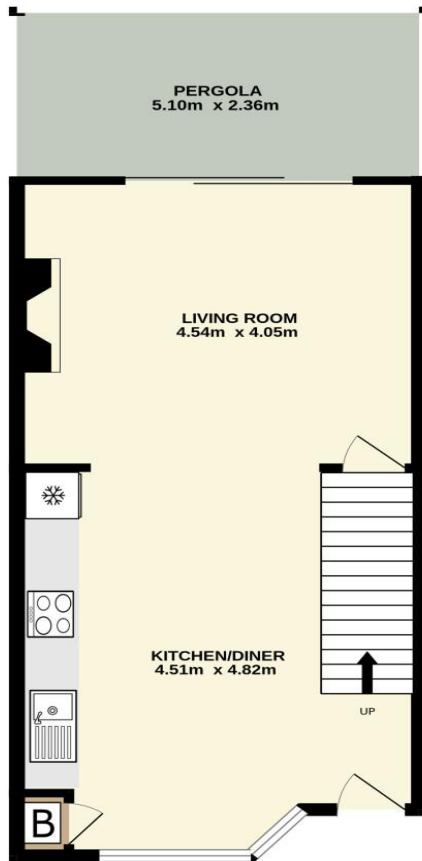
Location:

Rothe Abbey, located off South Circular Road, is readily accessible to the city centre. The new Childrens Hospital and St James Hospital are within walking distance (550m away). The location is well serviced by public transport. There is a pedestrian access from the development to the red LUAS line and Dublin bus (300m away) offering easy access into the city. Several Dublin bike stands are located in the immediate area. The development is also within walking distance to Heuston Train Station and very accessible to the N4 and the M50.

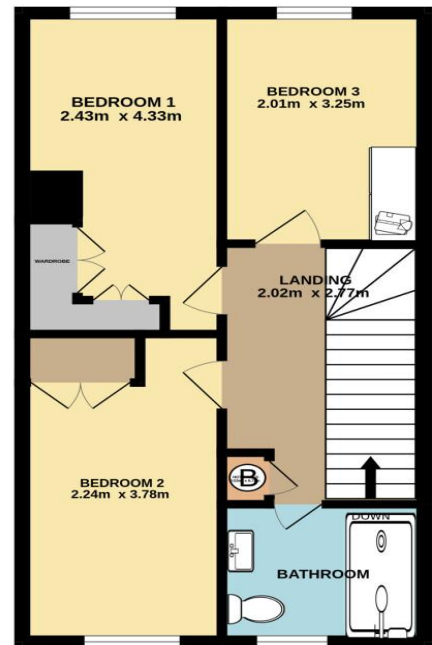
The location is second to none with many retail services, supermarkets, cafés, restaurants, bars and the Hilton hotel on your doorstep. Local amenities include the Irish Museum of Modern Art, Kilmainham Jail Museum, Phoenix Park, the Memorial Gardens and the Liffey side walk to Chapelizod. Much sought after with viewing highly recommended.



GROUND FLOOR



1ST FLOOR



Not to scale, identification only
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MORTGAGE ADVICE

SOLICITOR

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