

# For Sale

Asking Price: €385,000

Sherry  
FitzGerald



77 Cashel Road,  
Kimmage,  
Dublin 12,  
D12 V2A4

BER D2

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





Sherry FitzGerald is delighted to present a wonderful opportunity to acquire a two-bedroom end-of-terrace home on Cashel Road. The property benefits from well-proportioned accommodation throughout and is further enhanced by gated pedestrian access, off-street parking and secure side access to the rear garden.

Upon entering the home, you're greeted by a spacious entrance hall with stairs to the first-floor landing, opening to the sitting room and the main living room. The sitting room is to the front of the property with a large front facing window, feature fireplace with inset fire, decorative coving, wall mounted radiator and laminate flooring. The living room is of good proportions which is nestled between the sitting room and the kitchen area. There is side & rear facing windows allowing lots of natural light into the space, feature fireplace, decorative coving, wall mounted radiator, laminate flooring and a door leading to the kitchen.



The kitchen is fitted with base/wall units with ample worktop space, tiled splashback, plumbing for washing machine, space for undercounter fridge/freezer, inset sink with mixer-tap, space for free standing oven/hob, wall mounted radiator and laminate flooring.

Moving to the first floor, you'll find a bright & spacious landing with a window to the side aspect, two spacious double bedrooms and the family bathroom.

Bedroom One is a generously sized double bedroom a large front facing window, built-in storage, wall mounted radiator, feature fireplace, wall mounted gas fired boiler and laminate flooring. Bedroom Two is a sizeable double bedroom with a rear facing window overlooking the garden, wall mounted radiator and laminate flooring. The bathroom is fitted with an Opaque rear facing window, WC, feature vanity unit with inset sink & mixer-tap, enclosed shower unit with glass sliding door, electric shower and tiled flooring.



This completes the living accommodation throughout this beautifully finished

## Accommodation

**Entrance Hall** 2.72m x 0.92m (8'11" x 3'): Opening from the front door with stairs to the first-floor landing, leading to the sitting room and the living room.

**Sitting Room** 3.02m x 2.71m (9'11" x 8'11"): Window to the front aspect, feature fireplace, decorative coving, wall mounted radiator and laminate flooring.

**Living Room** 4.86m x 3.42m (15'11" x 11'3"): Window overlooking the kitchen area, feature fireplace, decorative coving, wall mounted radiator, access to the understairs storage and laminate flooring.

**Kitchen** 4.86m x 1.70m (15'11" x 5'7"): Fitted with base/wall units with ample worktop space, tiled splashback, plumbing for washing machine, space for undercounter fridge/freezer, inset sink with mixer-tap, space for free standing oven/hob, wall mounted radiator, laminate flooring and door opening to the garden.

**Landing** 1.81m x 2.82m (5'11" x 9'3"): Good-sized landing with window to the side aspect and opening to both double bedrooms and the family bathroom.

**Bedroom 1** 4.78m x 3.35m (15'8" x 11'): Sizeable double bedrooms with a large front facing window, built-in storage, wall mounted radiator, feature fireplace, wall mounted gas fired boiler and laminate flooring.

**Bedroom 2** 3.29m x 2.85m (10'10" x 9'4"): Generous double bedroom with a rear facing window overlooking the garden, wall mounted radiator and laminate flooring.

**Bathroom** 1.55m x 1.91m (5'1" x 6'3"): Opaque window to the rear aspect, WC, feature vanity unit with inset sink & mixer-tap, enclosed shower unit with glass sliding door, electric shower and tiled flooring.

**Outside** The delightful rear garden offers an exceptional degree of privacy and is predominantly laid to lawn, bordered by mature shrubbery that creates a peaceful and secluded setting. The garden further benefits from gated side access and a substantial brick-built workshop complete with power, ideal for storage, hobbies, or additional workspace.

To the front of the property, ample off-street parking is provided via a gated driveway, ensuring both convenience and security.







### Outside:

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### Special Features & Services

- Gated Side Access
- Two Reception Rooms
- Two Double Bedrooms
- Off-Street Parking
- Gas Central Heating
- Enclosed Rear Garden

**BER** BER D2, BER No. 119144400



**Location:**

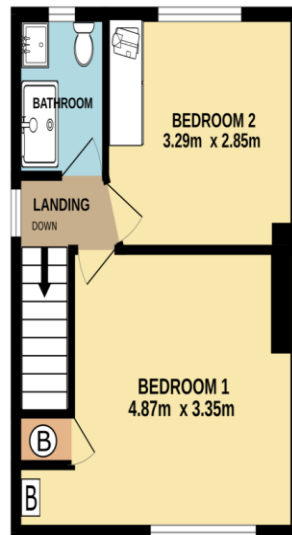
The location is second to none in terms of convenience with a host of nearby amenities in Sundrive, Kimmage, Terenure and Harold's Cross including shops, restaurants, established schools, Eamonn Ceannt Park and the new National Children's Hospital on your doorstep. The area is serviced by an excellent road network and has a host of bus routes providing easy access to the city centre, M50 and beyond. Properties presented in this manner are a rarity and early viewing is recommended.



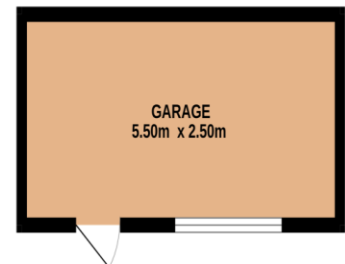
GROUND FLOOR



1ST FLOOR



GARAGE



Not to scale, identification only  
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### MORTGAGE ADVICE

### SOLICITOR

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