

For Sale

Asking Price: €525,000

Sherry
FitzGerald



12 Connolly Gardens,
Inchicore,
Dublin 8,
D08 F5P6

BER B

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire an extended and beautifully modernised three-bedroom semi-detached family home on Connolly Gardens, further enhanced by a private south-facing rear garden. Maintained to an exceptionally high standard throughout, this impressive home offers bright, well-proportioned and versatile accommodation.

Upon entering, a welcoming entrance hall provides access to the sitting room, downstairs shower room, utility room, and the heart of the home, a stunning open-plan kitchen, dining and living area. The utility room is conveniently located off the hallway and is fitted with plumbing for a washing machine and space for a tumble dryer.

The generously proportioned open-plan kitchen, dining and living room is flooded with natural light from south-facing Velux skylights, a large rear window, and glazed double doors overlooking the garden. The kitchen is fitted with a range of matching base and wall units offering ample worktop space and a breakfast bar. Integrated appliances include a built-in electric oven, induction hob with extractor hood overhead, inset stainless steel sink unit, integrated dishwasher, and space for a freestanding fridge/freezer. LED downlighting completes this bright and contemporary family space.

Upstairs, a spacious landing provides access to three generously sized bedrooms and the family bathroom.

Bedroom 1 is a spacious front-facing double bedroom offering excellent proportions and comfortable accommodation. Bedroom 2 is a sizeable double bedroom positioned to the rear of the property, enjoying a pleasant outlook over the south-facing rear garden through a large window. The room features laminate flooring, a wall-mounted radiator, and ample space for a freestanding wardrobe. Bedroom 3 is a good-sized single bedroom positioned to the front of the property, featuring a large front-facing window, laminate flooring, and a wall-mounted radiator.



Accommodation

Entrance Hall 1.68m x 4.24m (5'6" x 13'11"): Welcoming entrance hall opening from the front door, featuring stairs to the first-floor landing with convenient understairs storage. The hall provides access to the sitting room, downstairs shower room, utility room, and the generous open-plan kitchen/dining/living area.

Sitting Room 3.96m x 3.00m (13' x 9'10"): Window to the front aspect, a wall-mounted radiator, and laminate flooring.

Downstairs Shower Room 0.92m x 3.46m (3' x 11'4"): Fitted with a shower enclosure with folding glass door, mains-fed shower, WC, and wash hand basin with mixer tap. Further features include a heated towel rail, LED downlighting and tiled flooring.

Utility Room 0.90m x 0.70m (2'11" x 2'4"): Conveniently located off the main hallway, the utility room is fitted with plumbing for a washing machine and provides ample space for a tumble dryer.

Open Plan Kitchen/Dining/Living Room 6.85m x 5.53m (22'6" x 18'2"): A generously proportioned open-plan kitchen, dining and living space, flooded with natural light from south-facing Velux skylights, large windows, and glazed double doors overlooking the rear garden. The kitchen is fitted with a range of matching base and wall units offering ample worktop space and a breakfast bar. Further features include a built-in electric oven, induction hob with extractor hood overhead, inset stainless steel sink unit, integrated dishwasher, space for a freestanding fridge/freezer, LED downlighting, and laminate flooring. The open-plan layout provides an ideal setting for modern family living and entertaining.

Landing 2.20m x 2.26m (7'3" x 7'5"): A spacious first-floor landing providing access to three generously sized bedrooms and the family bathroom.

Bedroom 1 3.44m x 3.73m (11'3" x 12'3"): A generous double bedroom positioned to the front of the property, featuring a large window overlooking the front, a wall-mounted radiator, laminate flooring, and ample space for a freestanding wardrobe.

Bedroom 2 3.48m x 3.07m (11'5" x 10'1"): A generously proportioned double bedroom overlooking the south facing rear garden, featuring laminate flooring, a wall-mounted radiator, and ample space for a freestanding wardrobe.

Bedroom 3 2.24m x 2.75m (7'4" x 9'): A good-sized single bedroom positioned to the front of the property, featuring a large front-facing window, laminate flooring, and a wall-mounted radiator.

Bathroom 2.14m x 1.63m (7' x 5'4"): Opaque rear-facing window, a stylish vanity unit with inset wash hand basin and mixer tap, WC, and an enclosed shower unit with sliding glass doors and a mains-fed shower. The room is further enhanced by tiled flooring.





Outside:

The property is ideally positioned within a quiet residential cul-de-sac and benefits from ample off-street parking to the front via a private driveway. To the rear lies a contemporary and exceptionally private south-facing garden of generous proportions, thoughtfully designed for low-maintenance outdoor living. The garden is mainly laid with stylish patio paving and features raised bench seating bordering the patio, complemented by attractive raised flower beds that add colour and character to this superb outdoor space.

Special Features & Services

- Quiet residential cul-de-sac setting
- Private south-facing rear garden
- Open Plan Living
- Gas Central Heating
- Off-Street Parking

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Location:

Connolly Gardens enjoys a highly convenient and sought-after setting in the heart of Inchicore, just moments from the new National Children's Hospital. The area is exceptionally well served by a wide range of local amenities, including neighbourhood shops, supermarkets, cafés, bars, restaurants, and leisure facilities, all within easy walking distance.

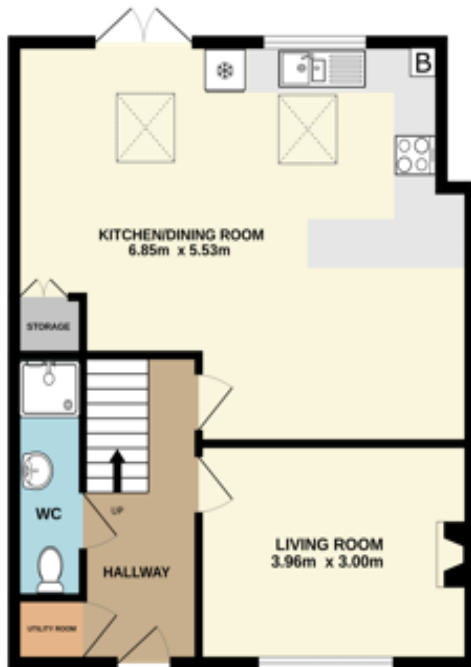
Families are particularly well catered for, with an excellent selection of both primary and secondary schools nearby, while Third Level institutions such as Trinity College Dublin and TU Dublin are also easily accessible. Healthcare facilities are well represented, with St. James's Hospital, The Coombe Hospital, and the new National Children's Hospital all located close by.

Residents can enjoy an abundance of recreational and cultural attractions, including the Phoenix Park, Memorial Gardens, the Irish Museum of Modern Art (IMMA), the Royal Hospital Kilmainham, and the Grand Canal, all of which are within easy reach. Sports clubs, gyms, and a variety of outdoor leisure amenities further enhance the area's appeal.

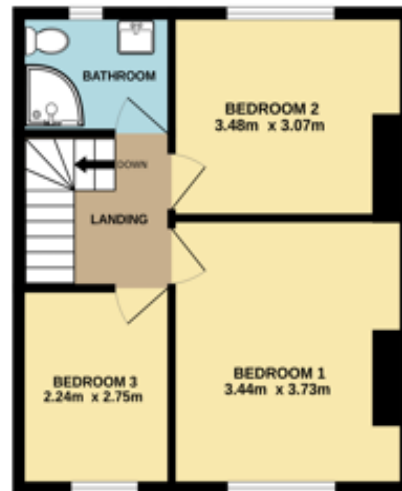
Transport links are excellent, with the Red Line LUAS a short stroll away, providing swift and convenient access to Dublin City Centre and beyond. Numerous Dublin Bus routes serve the area, while Heuston Station is also nearby, offering rail and LUAS connections across the city and country. This superb connectivity, combined with the wealth of local amenities, makes Connolly Gardens an ideal location for families, professionals, and commuters alike



GROUND FLOOR



1ST FLOOR



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MORTGAGE ADVICE

SOLICITOR

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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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