

For Sale

Asking Price: €375,000

Sherry
FitzGerald



22 Kilworth Road,
Drimnagh,
Dublin 12,
D12 X060

BER F

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire an extended and stylish two-bedroom mid-terrace family home on Kilworth Road. The property has been kept to an extremely high standard, with well-proportioned useable accommodation throughout the home. Which is further enhanced by private rear garden and off-street parking.

Upon entering this charming property, you're greeted by a light-filled and spacious entrance hallway with stairs to the first-floor landing and opening the main living room. The living room is of good size with a front-facing window, decorative coving, feature fireplace with inset gas fire, Junchers solid hardwood flooring, opening to the downstairs WC and double doors leading into the kitchen dining room.

The open plan kitchen/dining area has an abundance of natural light which is provided via two full floor to ceiling glass panels and a rear door opening to a well finished cobblelock patio area which leads to the rear of the home. The kitchen is fitted with matching gloss black base/wall units, ample worktop space with tiled splashback, inset stainless steel sink with mixer tap, electric hob with extractor above. built in Electrolux double oven, integrated dishwasher, integrated washing machine, tiled floor to ceiling and a large rear door to the garden.

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

Bedroom One is a generously sized double bedroom with a front-facing window, built-in wardrobe offering ample storage, wall mounted radiator and laminate flooring. Bedroom Two is an ample double bedroom with a rear-facing window, wall mounted radiator, and laminate flooring. The family bathroom is complete with an opaque window to rear aspect, walk in double shower with glass sliding door, Triton electric power shower, WC, wash hand basin with mixer tap and tiled floor to ceiling.

This completes the living accommodation throughout the home.



Accommodation

Porch 0.88m x 0.88m (2'11" x 2'11"): Glass sliding door into an inner porch which leads to the front door.

Entrance Hall 1.18m x 1.14m (3'10" x 3'9"): Opening from the front door to a spacious entrance hall with stairs to the first floor landing and leading to the sizeable living room.

Living Room 3.00m x 6.57m (9'10" x 21'7"): Spacious living room with a large front facing window, feature fire place with inset gas fire, Juncker's solid hardwood flooring, decorative coving, opening to the downstairs WC and double doors leading to the extended kitchen/dining room.

WC 0.80m x 2.11m (2'7" x 6'11"): An understairs WC with tiled flooring.

Kitchen Dining Room 3.56m x 3.75m (11'8" x 12'4"): Fitted with matching gloss black base/wall units, ample worktop space with tiled splashback, inset stainless steel sink with mixer tap, electric hob with extractor above. built in Electrolux double oven, integrated dishwasher, integrated washing machine, tiled floor to ceiling and a large rear door to the garden.

Bedroom 1 3.39m x 3.38m (11'1" x 11'1"): Generous sized double bedroom with window to front aspect, large built in wardrobe, and laminate flooring.

Bedroom 2 2.86m x 2.30m (9'5" x 7'7"): Double bedroom with window to the rear aspect overlooking the mature garden, and laminate flooring.

Bathroom 1.23m x 3.19m (4' x 10'6"): Opaque window to the





Outside:

Ample off-street parking is provided via the driveway to the front of the home which is finished in cobblelock paving. The delightful west facing rear garden is extremely private and is mainly laid to lawn which is also surrounded by mature shrubbery and raised flowerbeds. A sizeable patio which leads from the rear of the home finished with cobblelock paving.

Special Features & Services

- Extended Living Accommodation
- Kitchen & Appliances Refitted 2022
- Two Sizeable Bedrooms
- Large Living Room
- Off-Street Parking
- Private West Facing Rear Garden

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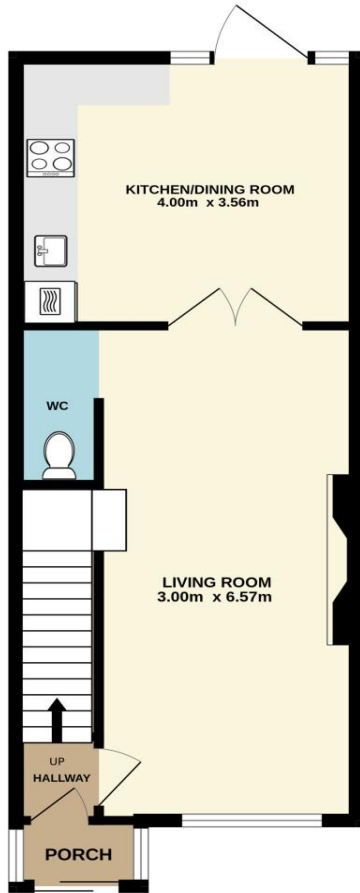


Location

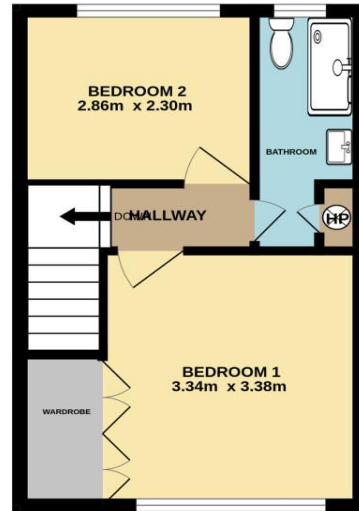
Conveniently located this property enjoys a host of excellent amenities including Our Lady's Children's Hospital and shopping, recreational, sporting and educational facilities are very close by. Excellent transport links including the Blackhorse LUAS stop across the road and easy access to the City Centre, M50 motorway and beyond.



GROUND FLOOR



1ST FLOOR



Not to scale, identification only
Made with Metroplan ©2025



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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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