

For Sale

Asking Price: €395,000

Sherry
FitzGerald



100 Kildare Road,
Crumlin,
Dublin 12,
D12 K5R3

BER D1

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire a contemporary and stylish two-bedroom mid-terrace home on Kildare Road. The property has been fully refurbished to an extremely high standard, with well-proportioned accommodation throughout the home. This is further enhanced by off-street parking and a low-maintenance rear garden.

Upon entering the home, you're greeted by a spacious entrance hall with stairs to the first-floor landing and opening to the main living/dining room. The living room is to the front of the property with a front-facing window, understairs storage, wall-mounted radiator and archway leading through to the extended kitchen.

The kitchen has been finished to an extremely high standard with an abundance of natural light which is provided via skylight, rear-facing window and two floor-to-ceiling doors which lead out to the garden.

The kitchen is fitted with matching base/wall units with ample worktop space with tiled splashback, inset stainless steel sink with mixer tap, built-in electric oven, electric hob with extractor above, space for freestanding fridge/freezer, plumbing for dishwasher or washing machine and tiled flooring.

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

Bedroom 1 is a generously sized double bedroom with a front-facing window, feature fireplace and laminate flooring. Bedroom 2 mirrors the spaciousness of the front bedroom, offering a rear-facing window overlooking the rear garden and laminate flooring. The family bathroom is fitted with a wall-mounted WC, feature vanity unit with inset sink & mixer tap, heated towel rail, corner shower unit with glass sliding door, mains-fed shower and finished with wall & floor tiles.

This completes the living accommodation throughout this beautifully finished home.



Accommodation

Entrance Hall 1.10m x 1.00m (3'7" x 3'3"): Opening from the front door with stairs to the first-floor landing and leading to the living room.

Living / Dining Room 4.10m x 6.60m (13'5" x 21'8"): Great sized living space with window to front aspect, understairs storage, laminate flooring and leading to the extended kitchen area.

Kitchen 3.80m x 2.46m (12'6" x 8'1"): The kitchen is fitted with matching base/wall units with ample worktop space with tiled splashback, inset stainless steel sink with mixer tap, built-in electric oven, electric hob with extractor above, space for freestanding fridge/freezer, plumbing for dishwasher or washing machine, tiled flooring, Velux skylight and double doors opening to the garden.

Bedroom 1 4.20m x 3.30m (13'9" x 10'10"): Generously sized double bedroom with window to front aspect, feature fireplace, wall-mounted radiator, built-in storage and laminate flooring.

Bedroom 2 4.20m x 2.10m (13'9" x 6'11"): Sizeable double bedroom with window to rear aspect wall-mounted radiator and laminate flooring.

Bathroom 1.80m x 1.60m (5'11" x 5'3"): Fitted with a wall-mounted WC, feature vanity unit with inset sink & mixer tap, heated towel rail, corner shower unit with glass sliding door, mains-fed shower and tiled floor to ceiling.





Outside:

The delightful rear garden is extremely private and has also benefited from a completed makeover in recent years. The garden has been finished with granite patio slabs, a garden shed and all bordered with a 6ft high modern timber fence. Ample off-street parking provided via the gated driveway to the front of the home.

Special Features & Services

- Fully Renovated + Extended Home
- Two Double Bedrooms
- Turnkey Condition
- Off-Street Parking
- Enclosed Rear Garden

BER BER D1, BER No. 111177515



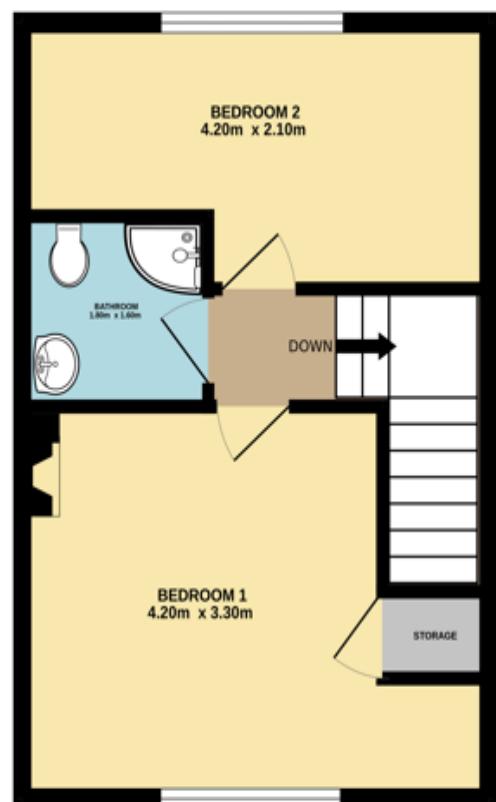
Location:

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



NEGOTIATOR

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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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