

For Sale

Asking Price: €475,000

Sherry
FitzGerald



9 Jamestown Avenue,
Inchicore,
Dublin 8,
D08 Y82X

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire an extended and stylish two-bedroom end of terrace home on Jamestown Avenue, Inchicore. The property has been finished to an extremely high standard, with well-proportioned and functional accommodation throughout the home. It is further enhanced by ample off-street parking and a well finished south-facing rear garden.

Upon entering the home, you're greeted by a spacious entrance hall with solid white oak flooring which runs throughout the ground floor, stairs to the first-floor landing and an opening to both the front room currently used as an office and the main living room. The front room is of good size with a front-facing window, wall mounted radiator and in turn, could be used as a third bedroom. The living room is an extremely comfortable room which is nestled between the front room and the kitchen, with a beautiful feature open fireplace with tiled hearth, and white oak flooring which extends to the kitchen area.

The real hub of the home is the sympathetically extended open plan kitchen/dining room. The attention to detail is second to none and has been finished to an extremely high standard. The kitchen/dining area itself has an abundance of natural light which is provided via three Velux skylights, a large rear facing window and double doors opening to a large timber decked area with built-in bench seating. Just off the extended area there is a separate and convenient boot room which leads to a generous tiled WC and which also provides access to the gated side entrance to the house with plenty of room for bins and storage.

The kitchen itself is fitted with matching base units, with ample worktop space, tiled splash back, space for free standing fridge freezer, plumbing for dishwasher, wall mounted rail with iron hooks, five burner gas stove with extractor above, inset stainless steel sink with mixer tap, central island with curved worktop and tiled slate 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, built-in wardrobes, providing ample storage, original timber flooring and a WC that is cleverly positioned behind a set of double doors. Bedroom 2 mirrors the spaciousness of the front room and has a rear-facing window, original timber flooring, built in wardrobes, and Stira attic stairs to the floored and insulated attic. The family bathroom is complete with an opaque window to rear aspect, walk-in shower unit with glass sliding door, triton electric shower, WC, wash hand basin with mixer tap.



Accommodation

Entrance Hall 2.77m x 1.83m (9'1" x 6'): Leading from the front door to a bright and spacious entrance hall with stairs to the first-floor landing, sitting room/bedroom 3 and the living room.

Living Room 4.78m x 3.36m (15'8" x 11'): Feature fireplace with open fire, tiled hearth, understairs storage, hardwood oak flooring and leading seamlessly into the spacious kitchen area.

Kitchen 2.80m x 4.50m (9'2" x 14'9"): Fitted with matching base units, with ample worktop space, tiled splash back, space for free standing fridge freezer, plumbing for dishwasher, wall mounted rail with iron hooks, five burner gas stove with extractor above, inset stainless steel sink with mixer tap, central island with curved worktop, tiled flooring and opening to the spacious lounge / dining room.

Lounge / Dining Room 5.44m x 3.03m (17'10" x 9'11"): A large window to the rear aspect overlooking the well maintained south facing rear garden, three Velux skylights, feature curved fireplace with inset gas fireplace, solid white oak flooring and double doors to the rear patio area which has been finished with timber decking.

Downstairs WC 1.72m x 1.02m (5'8" x 3'4"): Fitted with a WC, wash hand basing with mixer tap, wall mounted radiator and tiled flooring.

Sitting Room / Bedroom 3 3.10m x 2.74m (10'2" x 9'): Good sized second reception room which easily could be a ground floor third bedroom, with a large window to the front aspect and solid white oak flooring.

Bedroom 1 3.85m x 3.22m (12'8" x 10'7"): Sizeable double bedroom with window to the front aspect, built in wardrobes, original timber flooring and opening to a built-in WC which is hidden behind bespoke double doors.

WC 0.86m x 1.40m (2'10" x 4'7"): Fitted with a WC, built in vanity unit with inset wash hand basin and mixer tap

Bedroom 2 2.42m x 2.85m (7'11" x 9'4"): Good sized double bedroom with window to rear aspect, built in wardrobes, Stira folding attic stairs to loft and original timber flooring.

Bathroom 1.43m x 1.85m (4'8" x 6'1"): Opaque window to rear aspect, walk in shower unit with glass sliding door, triton electric shower, WC, wash hand basin with mixer tap and tiled floor to ceiling.

Garage/Storage 4.00m x 2.50m (13'1" x 8'2"): Fitted with base units, ample worktop space, full electrics, plumbing for washing machine/dryer and secure access door.





Outside: The property benefits from ample off-street parking provided via the gated driveway to the front of the home. The delightful and colourful south-facing rear garden is extremely private and tranquil and has also benefited from a completed make over in recent years. Leading out from the rear of the home, we come to spacious decked area which is finished with treated timber decking and an ample bench seat for those sunny afternoons. There is a separate BBQ area at the rear of the garden capturing the evening sun.

There is a central lawned area with stepping stones leading to the plumbed and wired building at the rear of this great sized garden, all bordered by mature and well-kept flower beds.

Special Features & Services

- End Of Terrace
- Turnkey Condition
- Extended Living Accommodation
- Two Double Bedroom
- South Facing Rear Garden
- Off-Street Parking

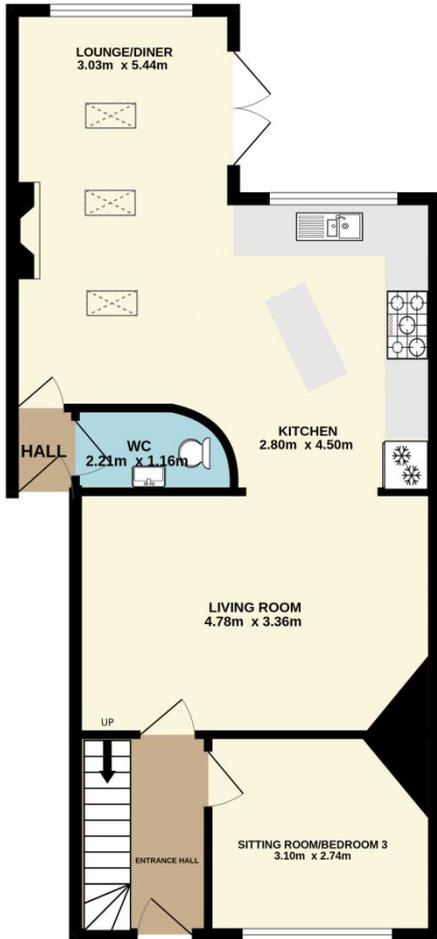


Location:

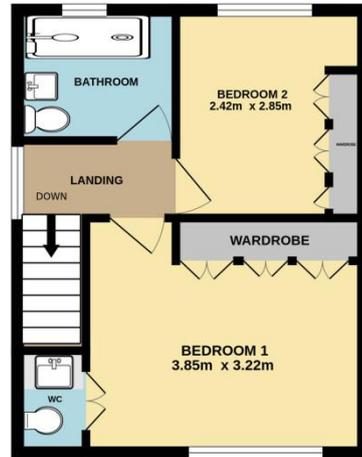
Conveniently located this property enjoys a host of excellent amenities including Our Lady's Childrens Hospital, shopping, recreational, sporting and educational facilities are very close by. Excellent transport links including the Blackhorse LUAS stop across the road and easy access to the City Centre,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



GROUND FLOOR



1ST FLOOR



Not to scale, identification only
Made with Metropix ©2025



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MORTGAGE ADVICE

SOLICITOR

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