

For Sale

Asking Price: €475,000

Sherry
FitzGerald



75 Devenish
Road, Kimmage,
Dublin 12, D12
P3F2

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire an extended two-bedroom mid-terrace family home on Devenish Road, Kimmage. No. 75 has been lovingly maintained over the years with well-proportioned accommodation throughout the home.

Upon entering this charming property, you are greeted by a spacious entrance hall with stairs to the first-floor landing and leading through to the main living room. The living room is a great size room for all the family with a feature fireplace, built in storage/media wall and laminate flooring. To the rear of the living room, we come to an inner-hallway which opens to the well appointment family bathroom, understairs storage and open plan kitchen/dining room. The family bathroom has been finished to an extremely high standard with a double walk-in shower, feature vanity unit with inset sink, WC, bespoke built-in storage and tiled floor coverings.

The real hub of the home is the open plan kitchen/dining room which is a great space for cooking and family meals. The space has been well thought out with a large dining area to the rear, double doors opening to the garden and a large roof lantern, allowing in lots of natural light to this great space. The kitchen itself has been fitted with matching base/wall units, ample worktop space with a bevelled tiled splash back, an array of fitted appliances and laminate flooring.

Moving to the first floor, you will find two spacious bedrooms and an en-suite bathroom.

Bedroom One is a generously sized double bedroom with a front-facing window, built-in wardrobes providing ample storage and carpeted floor coverings. Bedroom Two is a spacious double bedroom offering a rear-facing window, carpeted floor covering and an en-suite bathroom. The en-suite is fitted with a good-sized shower, wash hand basin and WC.

This completes the living accommodation in this beautiful home.



Accommodation

Entrance Hall 1.49m x 2.74m (4'11" x 9'): Opening from the front door to an entrance hall with stairs to first floor landing and leading to the main living room.

Living Room 3.32m x 4.50m (10'11" x 14'9"): Window to front aspect, feature fireplace, built in storage/media wall and laminate flooring.

Inner Hall 2.12m x 1.76m (6'11" x 5'9"): Opening to the family bathroom, understairs storage and the open plan kitchen/dining room.

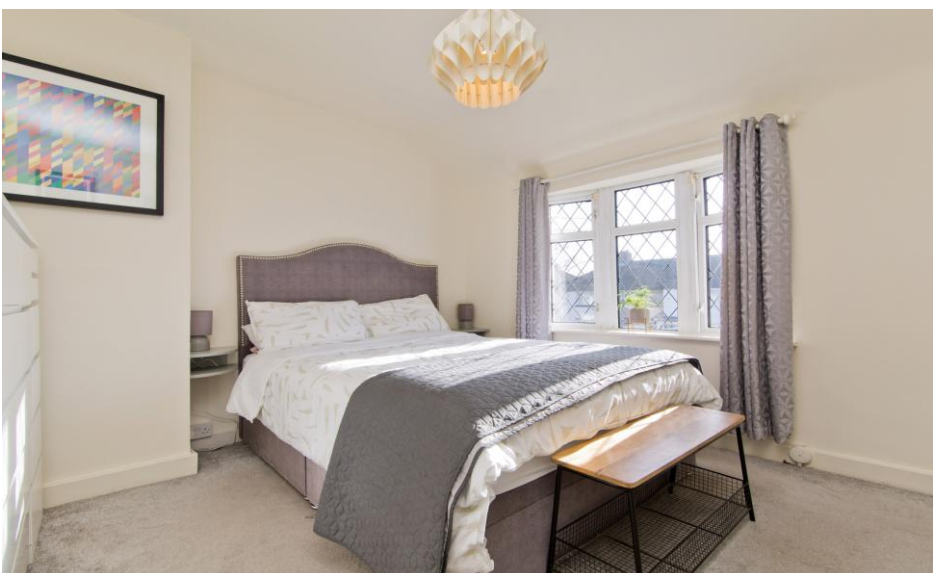
Family Bathroom 1.20m x 2.25m (3'11" x 7'5"): Opaque window to the rear, a double walk in shower, feature vanity unit with inset sink, WC, bespoke built-in storage and tiled floor coverings.

Open Kitchen/Dining Room 3.66m x 4.83m (12' x 15'10"): Fitted with matching base/wall units, ample worktop space, bevelled tile splash back, inset sink with mixer tap, integrated dishwasher, integrated fridge/freezer, built in electric oven, induction hob with extractor above, roof lantern and double doors to the rear garden.

Bedroom 1 3.85m x 3.33m (12'8" x 10'11"): Generously sized double bedroom with a front-facing window, bespoke built-in wardrobes providing ample storage and carpeted floor coverings

Bedroom 2 3.12m x 2.20m (10'3" x 7'3"): Spacious double bedroom offering a rear-facing window, carpeted floor covering and an en-suite bathroom.

En-Suite 1.48m x 3.01m (4'10" x 9'11"): Opaque window to rear, WC, wash hand basin, shower unit with glass shower door and tiled flooring.





Outside:

The property benefits from ample off-street parking provided by the large driveway to the front of the home with steps up to the front door and a raised flower bed. The delightful rear garden is extremely private and very low maintenance. The current owners have finished the rear garden with timber decking which leads from the rear of the home making this garden a great place for entertaining with family and friends.

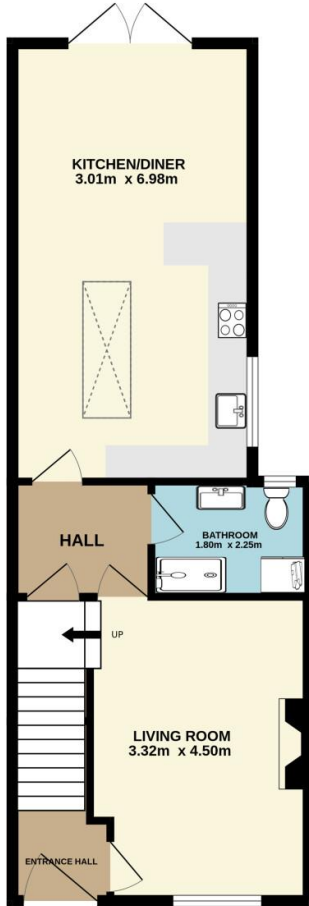


Location:

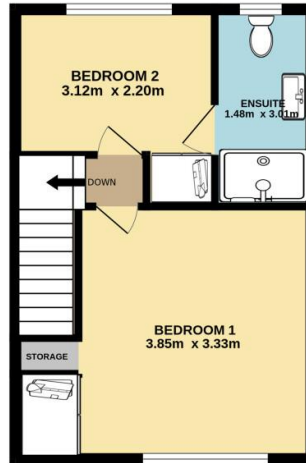
The location is second to none in terms of convenience with a host of nearby amenities in Sundrive, Kimmage, Terenure and Harold's Cross including shops, restaurants, established schools and the new National Children's Hospital on your doorstep. The area is serviced by an excellent road network and has 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



Not to scale. Identification only
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NEGOTIATOR
Eoin Boylan
Sherry FitzGerald
3 Sundrive Road, Kimmage,
Dublin 12, D12 V9HV
T: 01 4922 444
E: sundrive@sherryfitz.ie

MORTGAGE ADVICE

SOLICITOR

sherryfitz.ie

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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