

# For Sale

Asking Price: €495,000

Sherry  
FitzGerald



140 Bangor  
Road, Kimmage,  
Dublin 12, D12  
E2T8

BER C3

[sherryfitz.ie](https://sherryfitz.ie)



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire an extended and stylish two/three-bedroom semi-detached family home on Bangor Road. The property has been finished to an extremely high standard, with well-proportioned useable accommodation throughout the property. Which is further enhanced by a private rear garden, ample off-street parking and garage.

Upon entering this charming property, you're greeted by a light-filled and spacious porch/entrance hall with stairs to the first-floor landing, understairs storage and opening to the beautifully finished kitchen, which leads directly into the expansive open plan living/dining area. The real hub of the home is these three interconnecting rooms which have been finished to an extremely high standard.

The kitchen is fully integrated with matching base/wall units, ample stone worktop with tiled splash back, inset sink with mixer tap, built in oven, electric hob with extractor above, fitted microwave, integrated dishwasher and finished with reclaimed parquet flooring.

Located to the rear of the dining area, there is also a second reception room, which is currently used a playroom. This could be easily converted to a third bedroom for this property. The downstairs shower room is fully fitted with electric power shower, WC, wash hand basin and is tiled floor to ceiling.

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

Bedroom One is a generously sized double bedroom with front-facing window, bespoke cabinetry providing ample built-in storage and engineered oak flooring. Bedroom Two is also a generous double bedroom with rear-facing window, built in storage and carpeted floor coverings.

The family bathroom, which was recently remodelled, with a walk-in double shower with fixed glazed screen, wall mounted WC, over mounted basin on bespoke Microcement countertop, tiled floor and wall coverings.



## Accommodation

**Porch** 1.95m x 1.83m (6'5" x 6'): Window to front aspect, wall mounted radiator, built in storage, decoctive wall panelling and parquet flooring.

**Entrance Hall** 1.95m x 2.70m (6'5" x 8'10"): Opening from the porch with stairs to first floor landing, understairs storage, parquet flooring and leading to the kitchen area.

**Kitchen** 1.95m x 3.84m (6'5" x 12'7"): Fully integrated kitchen which has been fitted with matching base/wall units, stone worktop with tiled splash back, inset sink with mixer tap, built in oven, electric hob with extractor above, fitted microwave, integrated dishwasher and parquet flooring.

**Living Room** 2.90m x 5.37m (9'6" x 17'7"): Window to front aspect, wall mounted radiator, feature fireplace, built in reclaimed storage and parquet flooring.

**Dining Room** 2.90m x 5.37m (9'6" x 17'7"): Fitted bench seating, double doors to the rear garden and polished concrete flooring.

**Reception Room/Bedroom 3** 3.11m x 2.46m (10'2" x 8'1"): Window to side aspect overlooking the garden, built in storage, polished concrete flooring leading to the lobby and the downstairs shower room.

**Downstairs Wetroom** 1.89m x 2.04m (6'2" x 6'8"): Walk in Shower, wall mounted WC and basin

**Bedroom 1** 3.80m x 3.17m (12'6" x 10'5"): Sizeable double bedroom with window to front aspect, bespoke built in storage, wall mounted radiator, loft access via Stira folding attic stairs and engineered oak flooring.

**Bedroom 2** 2.83m x 2.89m (9'3" x 9'6"): Double bedroom with window to rear aspect, wall mounted radiator and carpeted floor coverings.

**Bathroom** 2.26m x 1.90m (7'5" x 6'3"): Opaque window to rear aspect, walk-in double shower with fixed glazed screen, wall hung WC fitted storage, over mounted basin on bespoke Microcement countertop, tiled floor and wall coverings.

**Outside** The delightful south-facing rear garden is extremely private with secure gated side access, a large-covered seating area, raised flower beds, BBQ area and finished with outdoor porcelain paving slabs, making this garden a great place for entertaining with family and friends. There is also a front garden which is surrounded by mature shrubbery and plenty of off-street parking to the side of the property.

**Garage** 5.01m x 2.92m (16'5" x 9'7"): Good sized garage with double doors opening to the driveway, power sockets, lighting and plumbing for washing machine and dryer.





### Outside:

The property benefits from ample off-street parking provided by the large driveway to the side of the home. The delightful south-facing rear garden is extremely private with secure gated side access, a large, covered seating area, raised flower beds, BBQ area and finished with outdoor porcelain paving slabs, making this garden a great place for entertaining with family and friends.

### Special Features & Services

- Turnkey Condition
- Extended Living Accommodation
- Garage
- Off-Street Parking
- Enclosed Rear Garden

**BER** BER C3, BER No. 102350717



**Location:**

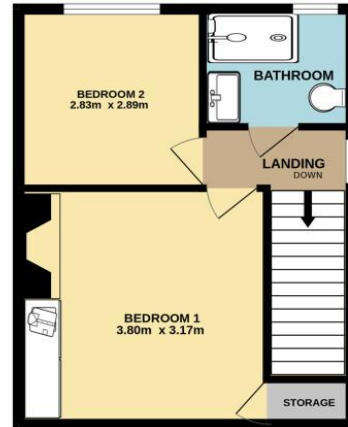
The location is second to none in terms of convenience with a host of nearby amenities in Sundrive, Kimmage, Terenure and Harold's Cross including shops, restaurants, established schools and the new National Children's Hospital on your doorstep. The area is serviced by an excellent road network and has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



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