

For Sale

Asking Price: €375,000

Sherry
FitzGerald



2A Raphoe Road,
Crumlin,
Dublin 12,
D12 DX89

BER C

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Sherry FitzGerald is delighted to present No. 2A Raphoe Road, a spacious two-bedroom semi-detached residence offering well-proportioned accommodation throughout, ample off-street parking.

Extending to a generous layout over two levels, this unique home offers bright and versatile living accommodation ideally suited to first-time buyers, investors, or those seeking a property with excellent potential.

Upon entering, a welcoming entrance hall provides access to a spacious reception room. This bright living space benefits from dual-aspect windows to both the front and rear, flooding the room with natural light throughout the day. Features include laminate flooring, two wall-mounted electric heaters, and access to an inner hallway.

The inner hallway provides access to a bathroom, understairs storage, and a second reception room. The bathroom is fitted with a corner shower unit with sliding glass doors, electric shower, WC, pedestal wash hand basin and is finished with floor-to-ceiling tiling.

The second reception room is a versatile space, featuring a high-level front-facing window that allows for excellent natural light while maintaining privacy. Laminate flooring and a wall-mounted electric heater complete the accommodation at ground floor level.

Upstairs, a bright landing with a Velux skylight provides access to the remaining accommodation. The open-plan kitchen, dining and living area is generously proportioned benefiting from an abundance of natural light from two front-facing windows and two Velux skylights. The kitchen is fitted with a range of modern base and wall units with ample worktop space, tiled splashback, integrated electric oven, induction hob with extractor hood, integrated fridge freezer and plumbing for a washing machine. Laminate flooring flows throughout, while a wall-mounted electric heater provides additional comfort.

The principal bedroom is a spacious double room enjoying a front-facing aspect and excellent natural light. The room offers ample space for freestanding wardrobes and is finished with laminate flooring and a wall-mounted electric heater.



Special Features & Services

- Semi-Detached Home
- Large open-plan kitchen/dining/living room
- Two bathrooms
- Ample off-street parking
- Versatile second reception room
- Mature and established residential location
- Excellent transport links
- Easy access to Dublin City Centre and M50
- Ideal for first-time buyers, investors
- 69 SQM

Accommodation

Entrance Hall 1.30m x 1.13m (4'3" x 3'8"): Opening from the front door, the entrance hall features a staircase to the first-floor landing and provides access to a spacious reception room.

Reception Room/ Bedroom 2 2.95m x 5.07m (9'8" x 16'8"): A bright and spacious reception room benefiting from dual-aspect windows to the front and rear, flooding the space with natural light. Features include laminate flooring, two wall-mounted electric heaters, and access to an inner hallway leading to the bathroom and a second reception room.

Hall 1.07m x 1.49m (3'6" x 4'11"): A useful connecting hallway provides access to the understairs storage, family bathroom, and second reception room, while a door to the rear offers convenient access to the back of the property.

Bathroom 1.94m x 1.49m (6'4" x 4'11"): Fitted with a corner shower unit with sliding glass doors, an electric shower, WC, pedestal wash hand basin with taps, and tiled floor-to-ceiling.

Reception Room 2.86m x 3.40m (9'5" x 11'2"): A sizeable second reception room featuring a high-level window to the front aspect, allowing for natural light while maintaining privacy. The room is further enhanced by laminate flooring and a wall-mounted electric heater.

Landing 2.90m x 3.49m (9'6" x 11'5"): A good-sized landing enhanced by a Velux skylight, flooding the space with natural light. The landing provides access to the open-plan kitchen/dining/living room, storage room, main bedroom, and fully fitted bathroom.

Kitchen/Dining/Living Room 4.42m x 3.64m (14'6" x 11'11"): A generously proportioned open-plan living space, flooded with natural light from two front-facing windows and two Velux skylights. The kitchen is fitted with a range of modern units offering ample worktop space, complemented by a tiled splashback, integrated electric oven, induction hob with extractor hood, and integrated fridge freezer. Additional features include plumbing for a washing machine, a wall-mounted electric heater, and laminate flooring throughout.

Storage 1.28m x 1.14m (4'2" x 3'9"): A highly practical storage room located off the main landing, providing valuable additional space for household items, or utility use.

Bedroom 1 2.90m x 3.29m (9'6" x 10'10"): A sizeable double bedroom enjoying a front-facing window that fills the room with natural light. The accommodation offers ample space for a freestanding wardrobe and is further complemented by a wall-mounted electric heater and laminate flooring.

Main Bathroom 1.94m x 1.65m (6'4" x 5'5"): An opaque window to the side aspect, allowing for natural light while maintaining privacy. The suite comprises a corner shower unit with sliding glass doors and an electric shower, WC, and pedestal wash hand basin with chrome taps. Finished with a tiled splashback and tiled flooring.

Outside The property benefits from ample off-street parking to the front, finished in attractive cobblelock paving. A rear access door provides added convenience and practicality, enhancing the overall functionality of the home.

Location: No. 2A Raphoe Road enjoys a highly convenient setting within easy reach of a host of local amenities including shops, schools, parks and sporting facilities. The property is well serviced by public transport with numerous bus routes nearby, while Dublin City Centre is easily accessible. The M50 motorway network is also within close proximity, providing excellent connectivity to all parts of Dublin and beyond.



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

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