

For Sale

Asking Price: €525,000

Sherry
FitzGerald



29B Blarney Park,
Kimmage,
Dublin 12,
D12 H4C0

BER F

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire a three-bedroom semi-detached family home on Blarney Park. No. 29B has been lovingly maintained over the years with well-proportioned accommodation throughout the home, which further enhanced by ample off-street parking and an enclosed south facing rear garden.

Upon entering this charming property, you're greeted by a light-filled and spacious entrance hall with stairs to the first-floor landing, and opening to both the main living room, front reception room/playroom and kitchen.

The living room itself is of generous proportions with a front facing window, decorative covering, wall-mounted radiator, LED downlights, carpeted flooring and leading through to the sitting room. The sitting room mirrors the spaciousness of the front room with a rear facing window, wall-mounted radiator, feature fireplace with inset electric fire, wall-mounted radiator decorative coving and carpeted flooring. The additional reception room to the front of the home is again a good-sized room with a front facing window, wall-mounted radiator and laminate flooring.

The kitchen is fitted with an array of matching base/wall unit's ample worktop space, tiled splashback, space for free standing electric oven with hob, extractor fan above, space for under counter fridge/freezer, plumbing for washing machine & slimline dishwasher, porcelain tiled flooring, door to the WC and external door opening to the rear garden.

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

Bedroom One is a generously sized double bedroom with a rear-facing window, overlooking the south facing garden, built-in wardrobes, wall-mounted radiator and carpeted floor coverings. Bedroom Two mirrors this spaciousness of the back room offering a front-facing window built-in wardrobe, wall-mounted radiator and carpeted floor coverings. Bedroom Three is a comfortable single bedroom with a front-facing window, with a wall-mounted radiator and laminate flooring. The family bathroom, is complete with an opaque rear-facing window, fitted with a deep-fill bath with mains fed shower above, pedestal wash hand basin with taps, a WC and tiled floor-to-ceiling.

This completes the accommodation throughout this great family home.



Accommodation

Porch 0.93m x 1.98m (3'1" x 6'6"): Glass sliding door to the front with tiled flooring and leading to the main hall door.

Entrance Hall 1.82m x 4.56m (6' x 15'): Opening from the front door to a bright & spacious hallway, with stairs to the first-floor landing, leading to the living room, front reception room/playroom and the kitchen area.

Living Room 3.88m x 3.42m (12'9" x 11'3"): Window to the front, decorative coving, wall-mounted radiator, LED downlights and carpeted flooring.

Sitting Room 3.88m x 3.55m (12'9" x 11'8"): Window to rear overlooking the south facing rear garden, feature fireplace with solid wood mantelpiece, inset electric fire, wall-mounted radiator, LED downlights, decorative coving and carpeted flooring.

Reception Room/Playroom 3.57m x 2.36m (11'9" x 7'9"): Window to the front, wall-mounted radiator and laminate flooring.

Kitchen 2.41m x 4.01m (7'11" x 13'2"): Fitted with matching base/wall units ample worktop space, tiled splashback, space for free standing electric oven with hob, extractor fan above, space for under counter fridge/freezer, plumbing for washing machine & slimline dishwasher, porcelain tiled flooring, door to the WC and external door opening to the rear garden.

WC 2.23m x 1.75m (7'4" x 5'9"): Fitted with a WC, pedestal wash hand basin with mixer-tap and tiled flooring.

Landing 2.17m x 2.80m (7'1" x 9'2"): Leading to three sizable bedrooms and the family bathroom.

Bedroom 1 3.52m x 3.41m (11'7" x 11'2"): Generous double bedroom with window to the rear aspect overlooking the south facing garden, built-in wardrobes, wall-mounted radiator and carpeted floor coverings.

Bedroom 2 3.69m x 3.56m (12'1" x 11'8"): Sizeable double bedroom with window to the front aspect, built-in wardrobes, wall-mounted radiator and carpeted floor coverings.

Bedroom 3 2.18m x 2.34m (7'2" x 7'8"): Good-sized single bedroom, with window to the front aspect, wall-mounted radiator and laminate flooring.

Bathroom 1.95m x 1.68m (6'5" x 5'6"): Opaque window to the rear aspect, fitted with a deep-fill bath with mains fed shower above, pedestal wash hand basin with taps, a WC and tiled floor-to-ceiling.





Outside:

The property is further enhanced by a beautifully enclosed, south-facing rear garden. A paved patio area extends seamlessly from the rear of the home, creating an ideal setting for outdoor dining and entertaining, while the remainder is predominantly laid to lawn.

Additional features include a boiler house housing an oil-fired boiler, along with a timber garden shed providing practical additional storage.

To the front, the property boasts generous gated off-street parking for two to three vehicles, finished in stylish grey paving for ease of maintenance.

Special Features & Services

- Three Reception rooms
- Three Bedrooms
- Two Bathrooms
- South Facing Garden
- Off-Street Parking For 2/3 Cars

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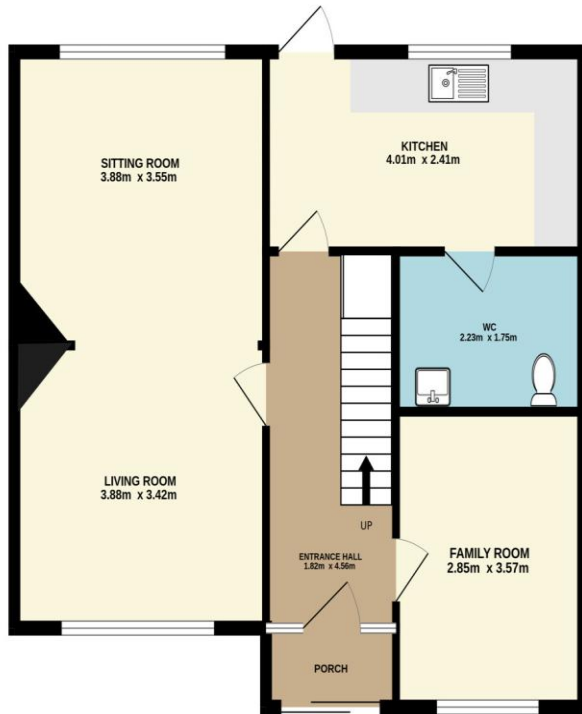


Location:

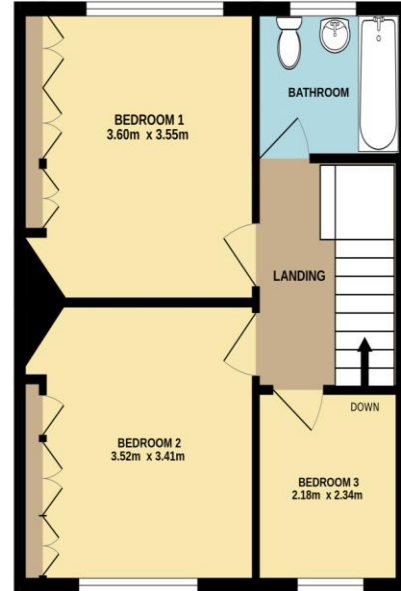
The location is second to none in terms of convenience with a host of nearby amenities in Sundrive, Kimmage, Terenure and Harold's Cross including shops, restaurants, established schools and the new National Children's Hospital on your doorstep. The area is serviced by an excellent road network and has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

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