



120 Collins Avenue, Dublin 9, Whitehall, Dublin 9

€700,000

3 Bed 2 Bath Semi-detached 140 m² **BER E1**



Laura Di Pede
All Things Property

PSR License: 004769

Phone: 0857407707

Property description

All Things Property are delighted to present No.120 Collins Avenue, Dublin 9 to the market. A superb opportunity to acquire an extremely spacious three bedroom family home, ONE OF THE LARGER FAMILY HOMES ON COLLINS AVENUE, combining generous proportions, original character and exceptional future potential in one of Dublin 9's most sought after residential...

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Property features

- Approx. c.1,515 sq. ft of well proportioned accommodation - one of the larger homes on Collins Avenue
- Extra-large entrance hallway
- South facing mature front garden with parking for three cars or more
- Rear Laneway Access - drive directly into your rear garden!
- Excellent transport links on your doorstep to Dublin Airport, Dublin City Centre & Beaumont Hospital

Daft property shortcode

<https://www.daft.ie/16595788>

For sale by private treaty



More details on Daft.ie

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A superb opportunity to acquire an extremely spacious three bedroom family home, ONE OF THE LARGER FAMILY HOMES ON COLLINS AVENUE, combining generous proportions, original character and exceptional future potential in one of Dublin 9's most sought after residential locations.

Built in the 1940's by Belton Builders, this impressive home retains many original features throughout, including high 9ft ceilings, an exceptionally spacious entrance hallway, original stained glass entrance panels and beautifully restored original wooden floors. Bright and well proportioned throughout, the property extends to an extra large bright entrance hall, livingroom, diningroom, family room, separate kitchen with breakfast room, three bedrooms and two bathrooms - one being an ensuite offering superb flexibility for modern family living.

This property presents an outstanding opportunity for buyers to create a truly exceptional family home tailored to their own style and requirements.

A standout feature is the large north east facing rear garden with valuable rear laneway access - a highly desirable addition offering excellent practicality and future potential (subject to p.p).

To the front, the property benefits from a south facing mature garden with off street parking for up to three/four cars.

Ideally positioned on the ever popular Collins Avenue, the property is located beside an excellent selection of shops, cafes, schools, sporting facilities, and transport links while also offering convenient access to DCU, Dublin Airport, Dublin City Centre, and the M1/M50 road networks. Beaumont Hospital, Omni Shopping Centre, Gulliver's Retail Park and IMC Santry are also a stones throw away.

Early viewing of this property is a must!!

Accommodation

Porch

Large tiled porch area

Entrance hall - 4.60m x 3.00m

Beautiful extra large entrance hallway featuring original wood flooring, original stained glass panels on door and understairs storage.

Livingroom - 4.00m x 3.75m

Located at the front of the property, this room features original solid wood flooring, large bay window and an ornate decorative fireplace with gas fire insert.

Diningroom - 3.95m x 3.75m

Bright and light filled diningroom with original wood floors, gas fire insert.

Breakfast room - 2.80m x 3.00m

Laminate wood flooring with access to rear garden.

Kitchen - 2.80m x 2.90m

Bright kitchen area with tiled flooring, beech wood units, dishwasher, washing machine, fridge freezer, oven, hob & extractor.

Side family room/extra bedroom - 4.85m x 2.90m

Original wood flooring, large window overlooking front garden area.

Bedroom 1 - 4.00m x 3.80m

Located to the front of the property, this beautiful double room is tastefully decorated with carpet flooring and filled with light and a bay window.

Bedroom 2 - 3.95m x 3.80m

Located to the rear of the property, this double room has carpet flooring and a large window overlooking the large garden to the rear.

W.c - 1.70m x 0.90m

Fully tiled with w.c and whb.

Family Bathroom - 2.61m x 2.05m

Upgraded fully tiled family bathroom with w.c, whb, electric shower and glass shower surround.

Bedroom 3 - 2.90m x 2.95m

Located to the front of the property this large single/small double room has carpet flooring and painted decor.

Front exterior

Front garden has a cobbled double driveway with mature greenery.

Rear exterior

Large garden part slabbed, beautiful mature blossom tree, apple tree and mature greenery. Block built shed, wooden shed and greenhouse.

Access to rear laneway also by foot and car.