

For Sale By Private Treaty

175 sq. m. (1,883 sq. ft.)



49 Hollybank Road
Drumcondra
Dublin 9
D09 YD45

TURLEY

PROPERTY ADVISORS

BER E

DESCRIPTION

Turley Property Advisors are delighted to present No. 49 Hollybank Road to the market. Situated within a terrace of attractive yellow-brick Victorian homes, this impressive family residence has been carefully maintained, extended and upgraded over the years. The property offers generous accommodation throughout and will appeal to families seeking a spacious home in a highly sought-after location. Many original features have been retained, including fireplaces, decorative ceiling covings and timber floors, all of which blend beautifully with the modern finishes throughout the house.

The accommodation begins with a welcoming entrance hall with high ceilings that immediately create a wonderful sense of space. To the front of the property is a bright and spacious living room featuring high ceilings, large sash windows, an original fireplace and period covings. A few steps down from the main hallway leads to a second reception room, currently used as a home office but would suit many functions including a playroom or additional living space. French doors open onto an internal courtyard, allowing natural light to flood the room.

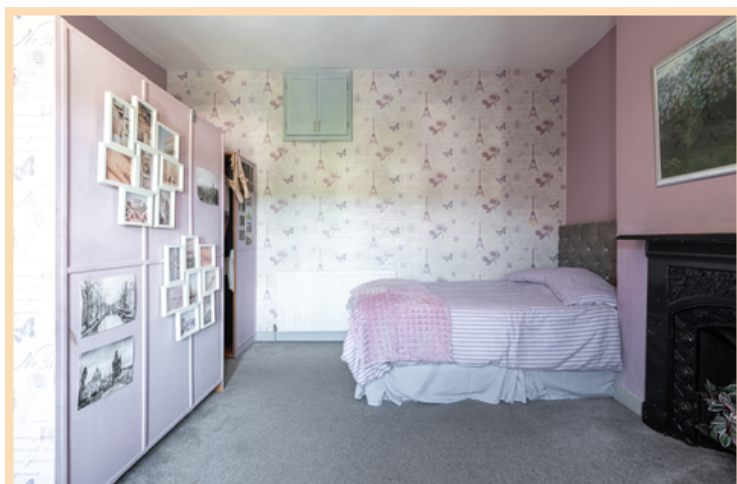
To the rear, the current owners have extended the property to create an impressive open-plan kitchen, breakfast area, TV room and utility room extending to approximately 40 sq.m. The kitchen is fitted with a range of floor and wall units, solid wood worktops and integrated appliances. The adjoining TV room features a vaulted ceiling and enjoys pleasant views over the rear garden.

On the first-floor return there is a spacious double bedroom with a feature fireplace, a family bathroom with both bath and shower, and a separate shower room. The principal bedroom occupies the full width of the house on the first floor and is a particularly impressive room, filled with natural light. On the second floor there is a further large double bedroom, a single bedroom and a convenient WC.

To the front, the garden is laid in gravel for ease of maintenance and is bordered by the property's original railings. The rear garden extends to approximately 25 metres and provides excellent outdoor space for family use and entertaining. A large decked area is perfect for outdoor dining, with useful garden storage underneath, while steps lead down to a generous lawn bordered by mature box hedging. A substantial storage shed measuring approximately 6.3m x 5m is located to the rear of the garden and benefits from vehicular access, providing excellent storage, off street parking and additional flexibility for a variety of uses.







ACCOMMODATION

Ground Floor

- Entrance Hall: 4.3 x 1.7
- Inner hall: 2.3 x 1.7
- Living Room: 4.2 x 4.0
- Office/Playroom: 3.6 x 3.5
- Kitchen 1: 4.0 x 2.5
- Kitchen 2: 4.7 x 3.6
- TV Room: 4.2 x 3.3
- Utility / W.C: 3.0 x 1.8

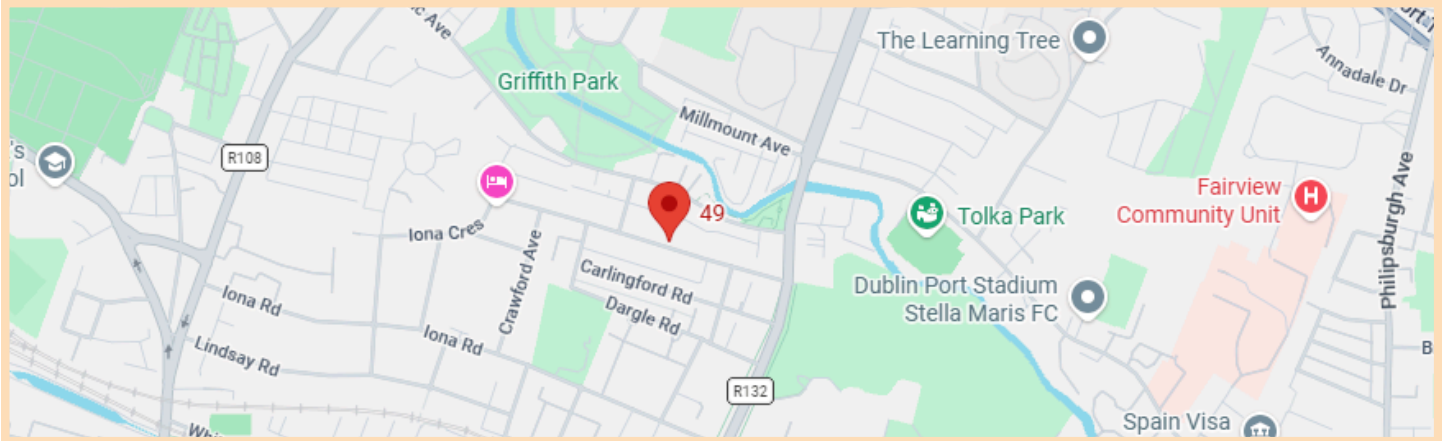
First Floor

- Master Bedroom: 5.8 x 4.2
- Bedroom 2: 4.1 x 3.8
- Family Bathroom: 2.8 x 2.5
- Shower Room: 2.4 x 0.8
- Bedroom 3: 4.0 x 4.0
- Bedroom 4: 2.6 x 2.5
- Second floor W.C: 2.4 x 0.9
- Second floor landing: 4.0 x 1.7

Total: 175 sq. m. (1,883 sq. ft)

LOCATION

Hollybank Road has a strong sense of community and is regarded as one of the most prestigious locations in Drumcondra. It is convenient to all the amenities of the village and within a gentle stroll of the city centre. There are many amenities such as Griffith Park, the Botanic Gardens and Na Fianna GAA club close by. The area has a number of popular national and secondary schools and is convenient to the Four Courts, Law Library, Mater Hospital and the IFSC. Drumcondra Rail station is close by with the Aircoach to the airport passing at the end of the street.



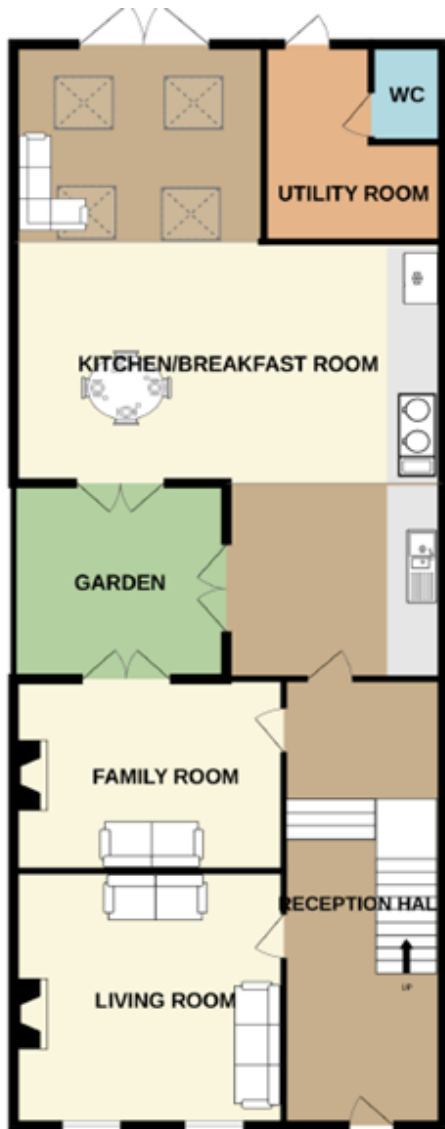
FEATURES

- Stunning Victorian family home
- Extended kitchen / family room
- Original fireplaces, coving and sash windows
- Well presented four bed home
- 25m rear garden
- BER E
- Walking distance to Drumcondra village
- Gas fired central heating
- One off street car parking space
- On street permit parking to the front



ADDITIONAL DETAILS

Ground Floor



First Floor



Second Floor



BER:
E

BER NO:
119486835

PRICE:
€950,000

VIEWINGS
Strictly by Appointment with the sole
selling agents.

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