



10 Tyrconnell Road, Inchicore, Dublin 8.

 **HUNTERS**  
ESTATE AGENT

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# For Sale by Private Treaty

Hunters Estate Agent is pleased to present to the market this well presented 3/4 bedroom mid-terrace period property. 10 Tyrconnell Road is situated in the heart of Inchicore with numerous shops and eateries just a short stroll away.

No. 10 Tyrconnell Road is a spacious and light filled house offering balanced accommodation extending to approx. 152 sq.m./1,645 sq.ft. and comprises entrance hallway, kitchen / breakfast room, dining room, drawing room, guest w.c., 4 bedrooms and main bathroom.

This property is further complimented by a large rear garden with block built garage and rear vehicular access.

Situated on Tyrconnell Road, this property has many services and amenities nearby with local schools and shops all within a few minutes' walk away. Dublin city centre is easily accessible via regular bus routes and the LUAS Red line is within a 10 minute walk. Heuston Station, Phoenix Park, and the M50 Motorway are also conveniently located to this property.

Viewing is essential and highly recommended.

## SPECIAL FEATURES

- » Spacious three / four bedroom mid-terrace property.
- » Large rear garden with block built garage and rear vehicular access
- » Many period features remaining, including original fireplaces and ornate plasterwork
- » Excellent location with a number of bus routes serving the area and in walking distance to the LUAS.
- » Approx. 152 sq m/1,642 sq ft.





## ACCOMMODATION

### ENTRANCE PORCH

Light filled entrance porch with tiled floor, feature corning.

### ENTRANCE HALL

1.38 X 7.49 (4'6" X 24'6")

Hallway features corning, rose centrepiece, dado rail, wooden floors and under stairs storage.

### DRAWING ROOM

4.02 X 4.059 (13'2" X 13'3")

Spacious room with feature bay window (1 x 2.6), rose centrepiece, corning, picture rail, attractive marble fireplace and wooden flooring. Double doors to:

### DINING ROOM

Features corning, rose centrepiece, picture rail and an attractive fireplace and wooden flooring.

### KITCHEN / BREAKFAST ROOM

5.5 X 3.23 (18'0" X 10'7")

Fitted wall and base units with, four ring gas hob, integrated oven and tiled floor.

### UTILITY ROOM

3.29 X 2.71 (10'9" X 8'10")

Incorporating whb, tiled floor and door to rear garden.

### WC

2.68 X 0.89 (8'9" X 2'11")

Features wainscoting and wc.

### UPSTAIRS

Landing with attic access.

### BATHROOM

Incorporating bath with telephone shower head, Mira electric shower, wc, whb, wainscoting and corning.

### BEDROOM 1

5.6 X 4.05 (18'4" X 13'3")

Front aspect bedroom with feature bay window (2.71 X 1.08). Also with corning, rose centrepiece, picture rail, intercom, alarm pad, wall lights, fitted wardrobes and an attractive fireplace.

### BEDROOM 2

3.71 X 4.07 (12'2" X 13'4")

Features wardrobes, cast iron fireplace, corning, rose centrepiece and picture rail.

### BEDROOM 3

3.2 X 3.49 (10'5" x 11'5")

Features wooden floors and fitted wardrobe.

### BEDROOM 4

2.68 X 3.20 (8'8" x 10'5")

Side window.



## OUTSIDE

### Front Garden

Laid in lawn with cobblelock pathway to hall door, bordered by mature shrubs and planting.

### Rear Garden

5.52 X 25m

Very impressive walled rear garden with partly cobblelock patio area. Also including block built coal shed, outdoor lighting, shrubs and planting.

### Large block built shed

(3.205m X 11.043m)

Wired and alarmed with rear vehicular access.

## DIRECTIONS

Travelling north on the Naas Road, veer left at the fork junction leading to Tyrconnell Road. Continue along Tyrconnell Road and no. 10 Tyrconnell Road is the second last terrace house on the left.

## BER DETAILS

BER Rating : F

BER Number: 106566540

Energy Performance Indicator: 393.44 kWh/m<sup>2</sup>/yr

## VIEWING

Viewing by appointment only with sole selling agents, Hunters Estate Agent, City Centre on 01 668 0008 or email: [info@huntersestateagent.ie](mailto:info@huntersestateagent.ie)



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