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58 Annadale Drive, Drumcondra, Dublin 9



DNG are delighted to introduce to the market No. 58 Annadale Drive, an immaculate 3 bedroom terraced home which has been lovingly upgraded and restored by its current owners. Extending to a total floor area of c. 958 sq. ft., this exceptional, well proportioned residence benefits from a large c. 40 ft. long rear garden and also boasts a modern two tone kitchen with dark-wood counter-top, fully tiled bathroom with modern upgraded suite, original wood flooring and a bright, modern decor throughout.

The accommodation comprises entrance porch, entrance hall, living room with double doors through to the kitchen/dining room on ground floor. On first floor level there are 3 bedrooms, a bathroom and a spacious landing area providing the option to fit a staircase and extend into the high pitched attic space.

Located in a mature residential area just off Philipsburgh Avenue and Grace Park Road, this excellent family home is within easy access of the city centre and walking distance to an array of amenities including shops, excellent primary and secondary schools, churches and numerous other facilities. It is also within easy access of the M50, Dublin Airport and Beaumont Hospital. Viewing is highly recommended.

FEATURES

- Double glazed uPVC windows throughout.
- Gas fired central heating.
- Fully fitted modern kitchen units.
- Fully tiled bathroom with upgraded suite.
- Large c. 40 ft. long rear garden.
- High pitched roof providing scope to extend into the attic.
- Quiet, mature residential area close to numerous amenities.

BER DETAILS

BER: E2
BER No. 106817125
Energy Performance Indicator: 368.02 kWh/m²/yr



ACCOMMODATION

Entrance Porch -

Entrance Hall - 1.78m x 4.32m

Original wood flooring, alarm panel.

Living Room - 3.27m x 3.93m

Original wood flooring, feature fireplace, double doors to the kitchen/dining room.

Kitchen/DiningRoom - 4.21m x 5.77m

Original wood flooring in the dining area, fully fitted beech effect ground level kitchen units with white high gloss eye level kitchen units and a dark-wood counter-top, Tiled kitchen area and splashback, sliding doors to rear garden.

Landing Area - 2.25m x 2.67m

Spacious landing area with built in cupboards, hot-press off.

Bedroom 1 - 3.5m x 3.9m

Original wood flooring, original fireplace, built in wardrobes, coving.

Bedroom 2 - 2.97m x 3.31m

Carpeted, original fireplace, built in wardrobe, gas burner.

Bedroom 3 - 2.14m x 2.98m

Carpeted, built in wardrobe.

Bathroom - 1.67m x 2.24m

Fully tiled, upgraded wc, whb and bath suite with overhead electric shower.

Gardens - Mature walled in front garden, c. 40 ft. long rear garden set in lawn with a block shed.

Selling Agent : Wayne O'Brien

Asking Price - €395,000

