



12 EGLINTON SQUARE  
DONNYBROOK  
DUBLIN 4

FOR SALE BY PRIVATE TREATY

4 bedroom, 2 bathroom mid terrace house  
2 parking spaces, c. 158 sq m.

01 496 7954

AMV €930,000

**BER C3**  
# 101445344

Located in a quiet development just off Eglinton Road this large four bedroom home comes to the market having recently been refurbished to the highest quality finish. The current owners have transformed the ground floor area from small dark rooms to a large open plan living/dining/kitchen area, which offers a social and a well-designed functional space. The property measures to circa 158 square metres over three floors. There are three double bedrooms and one single bedroom with two large bathrooms on the first and second floor. One of the double bedrooms on the first floor is currently used as a more intimate living room area. The property was extended circa 2 years ago and was cleverly designed to make the ground floor space a social environment while still maintaining an intimate feel through the use of furniture. The property was refurbished at that time to a high quality finish and results in a user-friendly high end property. At that time, all original windows were replaced by Munster Joinery with timber-frame double glazed windows. To the rear there is an East facing patio with ample room for a table and chairs and shrubs and planting. There is designated car parking for two cars and a well maintained central square with mature trees and well appointed planting. The house comes with GFCH, including underfloor heating in the kitchen, and is alarmed.

The house was originally built in 1978 and the accommodation offered is a entrance porch opening directly into a large open plan ground floor area encapsulating the living, dining and kitchen area which opens onto the rear garden. On the first floor, there is a second living room area (which could be used as a fourth bedroom if required), a single bedroom overlooking the communal square and a bathroom with walk-in shower. On the third floor, there are two large double bedrooms with a second large bathroom with walk-in shower. The layout and high quality finish will be the envy of many!





The area is also home to a number of excellent schools, both primary and secondary and are also within easy walking distance including St. Michael's College, Alexandra College, Muckross Park and Gonzaga College.

Located just off Eglinton Road, Number 12 Eglinton Square offers convenient living for the new owners. Donnybrook Village is within minutes walk, while Ranelagh & Milltown Villages are also within walking distance. Donnybrook Village is currently undergoing a major redevelopment, which is sure to bring further amenities to the area. There are currently a large number of excellent bars, restaurants, shops and boutiques in the village.



Also within easy reach are a number of sports clubs such as Donnybrook Lawn Tennis Club, David Lloyd Riverview and Fitzwilliam Lawn Tennis Club, and public parks. Donnybrook is located within 3km of St Stephens Green and is easily accessible by car, bus, bicycle or on foot.

## Accommodation comprises:

### Entrance Porch

Storm porch with double glazed timber doors and tiled floor opens directly into

### Living/Dining/Kitchen Area: (14.86m x 4.88m including the storm porch)

This large open plan area, with wooden floors throughout, is cleverly defined through the used of furniture. The ground floor draws the viewer into the house from the entrance door right through to the low maintenance rear garden. The dining area is currently located to the front overlooking the communal square. Large floor to ceiling double glazed windows allowing natural light to flood the space. The middle portion of the room is designated as the living area and has a central focal point of a gas fire with marble surround. The area is designed to promote conversation given the layout of the furniture.

The kitchen area is located in the new extension of the ground floor. The Kube Kitchen design really makes this space a social, yet working kitchen. Along the side wall there are wall and floor units with soft closing doors, Nordmende gas 5-ring hob, extractor fan, Electrolux oven located at eye level, Nordmende microwave and integrated Nordmende fridge-freezer. The large island unit contains a stainless steel sink and draining board, integrated dishwasher and integrated washing machine. A clever oak extension to the island creates a breakfast bar.

### First Floor:

#### Living Room Area: (3.35m x 4.90m)

Currently laid out a more intimate living space, this room could also be used as a double bedroom if required. There is a gas fire with marble and tile surround. The floor is carpeted and along with the terracotta walls creates a warm living area.

#### Bedroom 3: (2.99m x 2.94m)

Single bedroom with carpeted floor. Large floor to ceiling double glazed windows overlook the central square. Could also be used as a home office if required.

#### Bathroom 1: (1.80m x 2.66m)

Large bathroom with tiled floor and walls, wc, wash hand basin with towel rack underneath, heated towel rail, large walk-in shower with rain shower head. Mirrored medicine cabinet.

### Second Floor:

#### Bedroom 1: (Rear - 3.64m x 4.53m)

Large double bedroom with carpeted floor and two double built-in wardrobes.

#### Bedroom 2: (Front - 3.03m x 4.88m)

Large double bedroom with carpeted floor and full length wardrobes. Overlooking the central square

#### Bathroom 2: (1.82m x 2.80m)

Large bathroom with tiled floors and tiled walls, wc, twin wash hand basins with mirrored double medicine cabinet above, large walk-in shower with rain shower head.



### Outside:

To the front there is a central square with mature trees, shrubs and manicured lawn area. There are two designated car parking spaces, one on the central square and one in the driveway of the house. There are low maintenance shrubs dividing each driveway.

To the rear is an Easterly facing low maintenance garden. Not overlooked to the rear, the garden is laid in patio stones and offer a suntrap in which to enjoy your morning coffee. There are shrubs and planting also here.



## FLOOR PLANS AND DIMENSIONS



Ground Floor



## 12 EGLINTON SQUARE, DONNYBROOK, DUBLIN 4.

First Floor



Second Floor



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