



Red Roof, Clonskeagh Road, Dublin 14

Beirne  
& Wise





## Red Roof, Clonskeagh Road, Dublin 14

For Sale By Private Treaty

This is a substantial architect designed detached dormer bungalow ideally located on this most private west backing site in the heart of Clonskeagh. This beautifully appointed home has many striking features such as the two storey hallway with vaulted ceilings, large open reception areas and generous proportions throughout. There is a flexible layout with light filled accommodation over two levels. The house was originally the gate lodge to Sean and Maud Gonne MacBrides home and was re modelled in 1997 to be a disabled friendly home. It enjoys an excellent location in the heart of Clonskeagh and has generous off street parking to the front. This superb home is accessed through an impressive hallway with a granite flagstone floor with a granite fireplace and open tread stairwell. There are 2 good reception rooms, 2 double bedrooms, 1 en-suite, a family kitchen, utility room and shower room at ground floor level. On the first floor there is converted attic space with a large double bedroom with an en-suite bathroom and an open plan office/gallery area all flooded with natural daylight. The house has generous off street parking to the front and side and there is a mature landscaped private garden to the rear with an extensive deck and a westerly orientation. Red Roof enjoys an excellent location, convenient to a host of amenities including a wide selection of local shopping, schools as well as the numerous leisure and sporting facilities the area has to offer with UCD on the doorstep.



Accommodation: Entrance hall, Living/dining, kitchen, family, three bedrooms, two en-suite, shower room and utility room. There is attic space with flexible use, gallery/office/den area.

### Special Features

- 160 sq m/1,730 sq ft approx. including attic space. (144 sq m/1,550 sq ft excl).
- GFCH and Alarm
- Generous off street parking
- West facing, private rear garden
- Mature grounds
- Walking distance to LUAS

### View

Strictly by appointment with the selling agents Beirne & Wise.  
T: 01 296 2444









## Accommodation

### ENTRANCE HALL

There is a large hallway with an atrium style two storey ceiling, an impressive flag stone floor, a granite fireplace with a gas fire inset and it has access to the main reception rooms.

### LIVING/DINING ROOM

7.44m x 4.1m (24' x 13'3")

This is a large bright room with extensive windows to the large deck and rear garden. The room features hardwood flooring, recessed lighting and there is a gas stove inset with two stained glass windows in the gable wall. There are double doors to the rear garden and access to the kitchen.

### FAMILY ROOM

3.7m x 3.68m (11'9" x 11'82)

This room features a split level ceiling, a feature cast iron fireplace and it has double doors to the impressive living/dining room.

### KITCHEN

5.2 x 2.73m (16'9" x 8'9") MAX

This is a bright room with two skylights and a range of wall and floor fitted units, an electric double oven, hob and extractor fan, there is a tiled floor, a door to the side and the utility room.

### UTILITY ROOM

This is plumbed for both washer and drier with a tiled floor and it has access to the shower room.

### SHOWER ROOM

A large room with walk in shower, wc and whb and it has a tiled floor with under floor heating.

### INNER HALL TO

### BEDROOM ONE

5.8 x 3.63m (18'7" x 11'7")

This is a large double room to the front of the house, it features extensive built in wardrobes, picture rails and has dual aspect windows with a bay to the front.

### EN-SUITE

En-suite shower room with a shower, wc and whb, a tiled floor, recessed lighting and under floor heating.

### BEDROOM TWO

4.29m x 3.61m (14' x 8')

This is a bright double room with dual aspect windows and a bay to the front. It has a feature cast iron fireplace, picture rails and very good built in wardrobes.









## FIRST FLOOR

**BEDROOM THREE**  
4.55m x 3.1m (14'7" x 10')

This is a double room with built in wardrobes with panelled ceilings, skylights and a large picture window to the rear garden. There is access to the eaves storage here also.

**EN-SUITE**

This is a large en-suite with a full bath with Jacuzzi jets with overhead shower. There is a wc and whb with a built in vanity unit and it has underfloor heating.

**GALLERY/DEN/  
OFFICE ATTIC SPACE**

This is a bright open plan area with hardwood flooring and four skylights flooding the space with natural light. It offers an ideal multi-functional space.

## Garden

There is a large L-shaped cobble lock garden to the front offering ample off street parking. Dual side access leads to the private west facing V shaped rear garden with an extensive deck area and a variety of mature planting and shrubbery offering great privacy and a sun trap garden.

## BER

BER No. 100698430  
OUTPUT 262.67 kWh/m<sup>2</sup>/yr

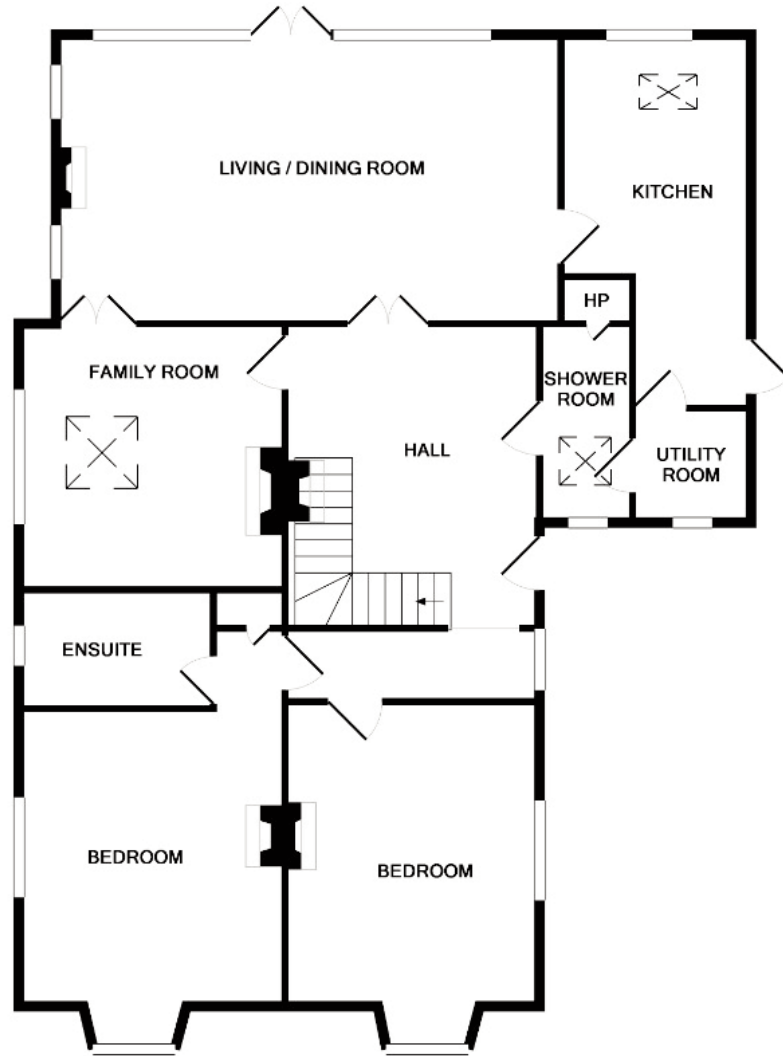
**BER D2**



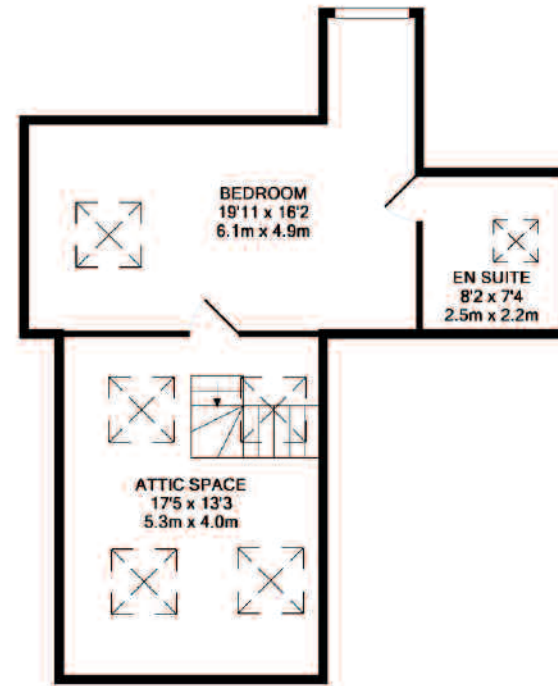








GROUND FLOOR



1ST FLOOR

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