



58 Crumlin Road, Dublin 12, D12E725

Beirne
& Wise



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For Sale By Private Treaty

No 58 is an attractive red-brick period/Victorian style home well positioned on this terrace of similar style properties. It retains many attractive external period features with its traditionally tiled pedestrian entrance with granite steps - matching the granite window lintels and sills. The surprisingly spacious accommodation extends to very comfortable 130 sq. m.(1,400 sq. ft.) approx. which includes an extended family friendly open plan kitchen/breakfast room and an attic conversion. There is also a double garage to the rear - the perfect workshop or simply great for secure parking.

No 58 enjoys all the energy of city life with an abundance of local facilities at hand, with a choice of local shopping as well as leisurely walks/cycle paths along the Grand Canal. St. James Hospital and the Coombe Women's Hospital, are nearby. Leisure facilities abound with the local GAA club and Sundrive Park just minutes away. For families there is a good selection of schools in the vicinity and of course excellent transport links to the city and beyond not forgetting the much acclaimed Red LUAS line. This is a culturally rich part of town with easy access to the Irish Museum of Art, the War Memorial gardens and the wonderful parklands of Phoenix Park nearby.



Special Features

- Charming extended period home with great character.
- Well-proportioned rooms with high ceilings and large windows
- Presented in good decorative order.
- GFCH
- Central location with walking distance of the city.
- Double garage to the rear with vehicular access
- Floor Area 130 sq. m. (1,400 sq. ft.) approx.

View

Strictly by appointment with the selling agents Beirne & Wise,
Fields Corner, Upper Churchtown Road, Churchtown, Dublin 14, T: 01 296 2444





Accommodation

HALL

Enclosed porch with double glazed door and terracotta floor tiling leads to original panelled front door with overhead fan light and opens to the welcoming hall with recently fitted high class laminate flooring and original period staircase.

LIVING ROOM

3.74m x 3.63m

A large bright room to the front of the house again with recently fitted high class laminate flooring.

FAMILY ROOM

3.69m x 3.44m

Well- proportioned, comfortable room with attractive high class laminate flooring, recessed lighting and exposed Dolphins Barn mellow yellow brick chimney breast and alcoves, fitted with a freestanding wood-burning stove with slate hearth, timber mantel and glass shelving in alcoves. Open to;

KITCHEN/BREAKFAST ROOM

5.25m x 4.43m max

Extended part of house, this L-shaped room is perfect for family living with twin roof lights lending light to the family room and tiled floor throughout. The stylish light filled kitchen is fitted with an array of floor and wall mounted shaker style units with tiled splash with built-in oven, hob and extractor and it is plumbed for a washing machine and dishwasher. French doors provide access to the patio garden.

SHOWER ROOM

Large shower room fully tiled with sub-way wall tiling, spacious built- in tiled shower tray with shelf and electric shower unit complete with industrial copper shower curtain rail, pedestal whb, wc and extractor unit

FIRST FLOOR RETURN

SHOWER ROOM

On first floor return -spacious shower room, fully tiled with built- in shower unit complete with electric shower unit, vanity style whb and wc.

LANDING

BEDROOM ONE

3.61m x 3.47m max

Spacious double room to rear with access to Hot Press.



BEDROOM TWO

3.68m x 2.59m max

Double room to the front

BEDROOM THREE

3.31m x 2.51m max

Another small double to the front

ATTIC ROOM

5.28m x 2.4m

Converted attic with stairs and twin roof lights. A magnificent wall of exposed brickwork featuring Dolphins Barn bricks leads from the landing. Substantial poplar wood two-person desk perfect for a home office.

GARAGE

8.19m x 5.11m

Double garage with electric roll up garage door with windows, power points and lighting. There is good vehicular access to the garage providing secure parking as well as a convenient wc.

GARDEN

Traditionally railed front garden with mature evergreen hedging shielding the house from the passing eye with original chequered terra cotta pedestrian pathway leading to the front door.

The rear patio garden is very private with fitted seating and access to the double garage.

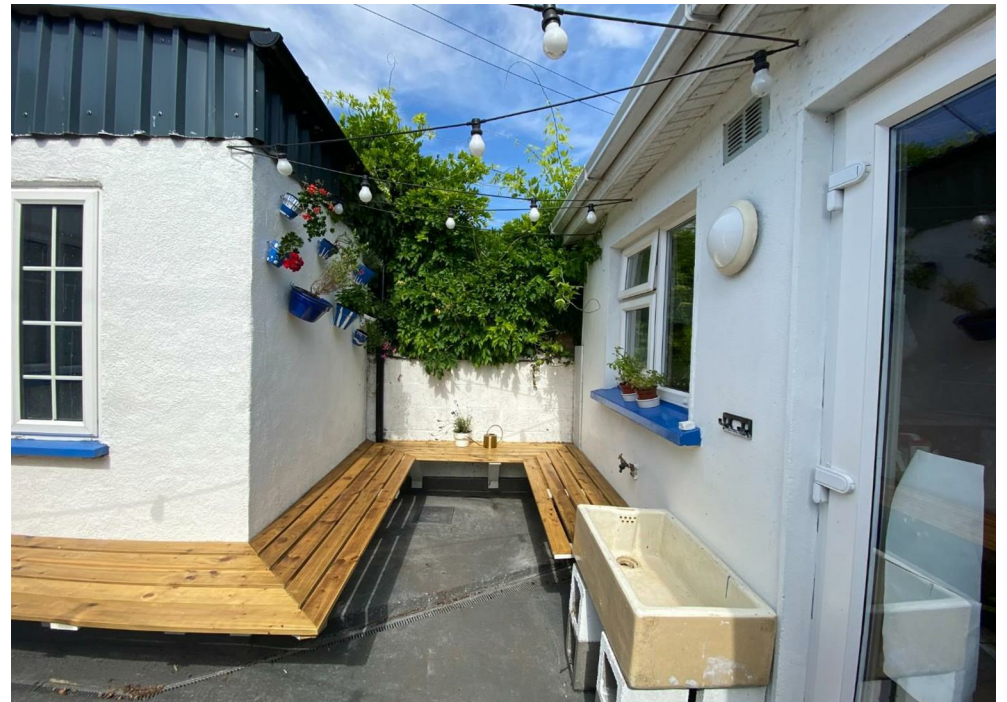
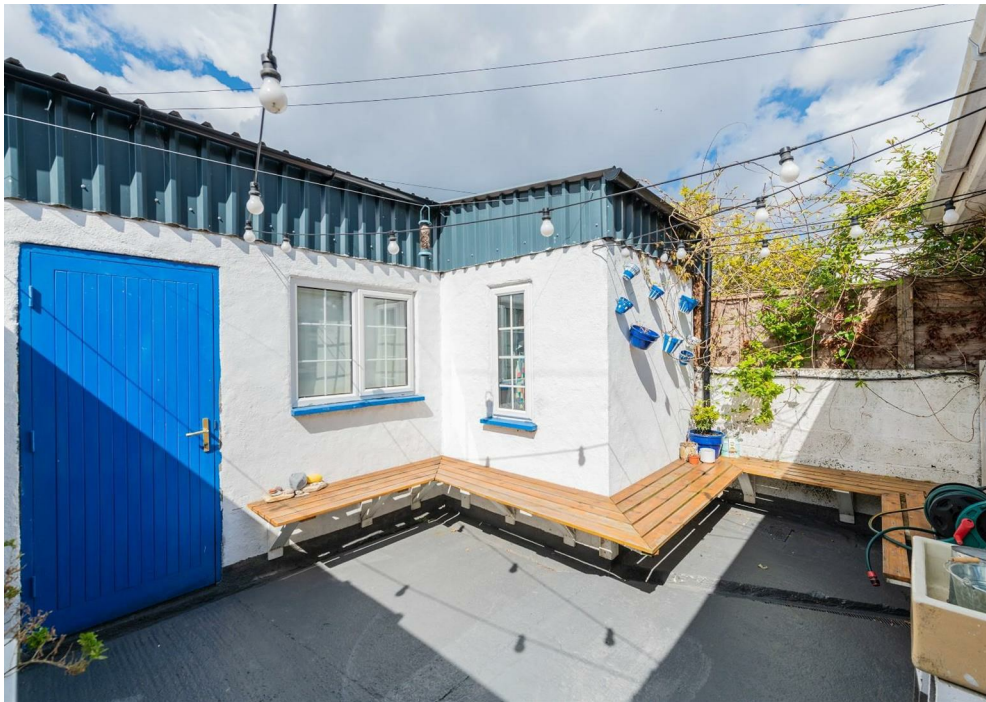
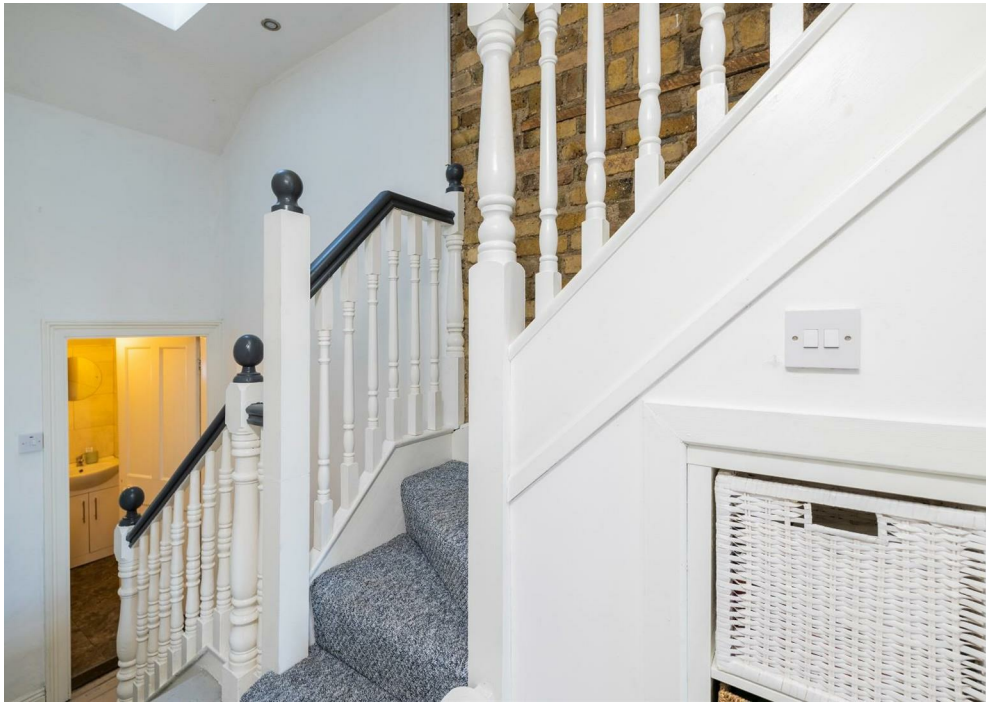
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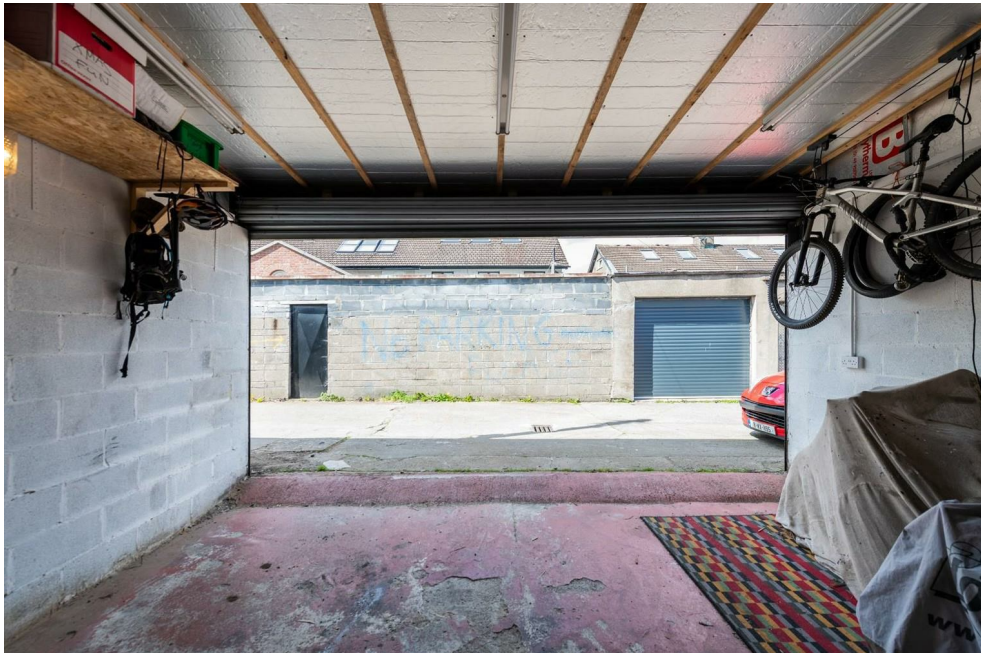
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Output 217.99 kWh/m²/yr

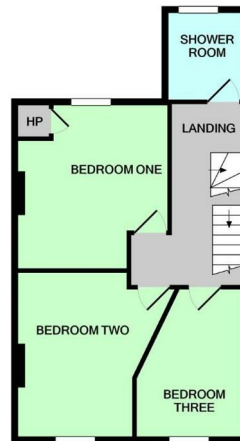




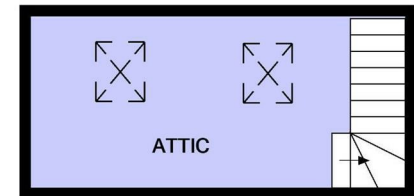




GROUND FLOOR



1ST FLOOR



2ND FLOOR

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