



28 Devoy Road, Inchicore, Dublin 8. D08HNX2

Beirne
& Wise

For Sale By Private Treaty

CASH BUYERS ONLY, this 1930's home requires complete refurbishment and modernisation throughout. It is clear to see that this three bedroom, family home offers a great opportunity to make this a thoroughly modern town house with further potential to extend to the rear. The accommodation comprises; hall, living room, kitchen/ breakfast room, bathroom and at first floor level three bedrooms.

No 28 is nicely positioned towards the end of this leafy cul de sac with wonderful views of the parklands running long side the banks of the Grand Canal with both walkways and cycle tracks. This location, just off the South Circular Road is hugely convenient - close to St James and the Coombe Hospital, adjacent to the villages of Rialto, Inchicore and Kilmainham with its popular butchers, bakery, fashionable cafes and eateries. It is just a stone's throw from the LUAS stop at Suir Road – providing speedy access to the city centre and beyond. Leisure facilities abound in the culturally rich part of town with The Irish Museum of Art, the War Memorial gardens and the Phoenix Park nearby.

Special Features

- Well-proportioned rooms with 70 sq. m. floor area approx.
- Great potential to extend to the rear.
- Convenient location close to Suir Road Luas stop.
- Cul de sac setting alongside the Grand Canal.
- GFCH

Accommodation

HALL

Partially glazed front door leads to hall with laminate flooring and stairs.

LIVING ROOM

4.56m x 3.74m

A large bright reception room to the front with an open fire fireplace, laminate flooring and access to valuable under stairs storage. Georgian style glazed door to;

KITCHEN/BREAKFAST ROOM

4.66m x 2.28m

The kitchen extends the full width of the property overlooking the rear garden, with ample room for a dining area. There is a stainless steel sink with a tiled splash back and a floor mounted unit. Access to;

LOBBY

This leads to the rear garden and to the;





BATHROOM

With partially tiled walls with bath and electric shower, wc and whb.

FIRST FLOOR

BEDROOM ONE

4.67m x 3.18m

A generous double bedroom to the front overlooking the Canal with built in closet.

BEDROOM TWO

3.68m x 2.39m

This is also a double room with built in wardrobes.

BEDROOM THREE

2.75m x 2.20m

A single room overlooking the rear garden. The GFCH boiler is located here.

GARDEN

The front garden is traditionally railed with a pedestrian gated entrance leading to the front door. There is a small lawn area with a selection of flowering plants in the perimeter flower beds. The rear garden is laid out mostly in lawn with a selection of mature plants and shrubs with a central pathway leading to a pedestrian gate with access to a rear lane. There is also a block built shed and great there is potential to extend the property into the rear garden (subject to planning permission).

BER

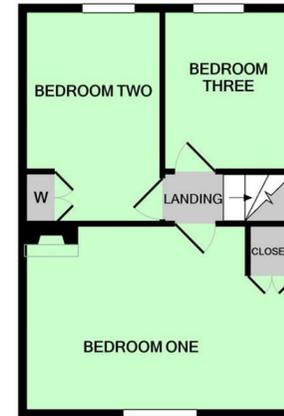
BER No. 114428329

Output: 464.69 kWh/m²/yr





GROUND FLOOR



1ST FLOOR

Beirne
& Wise

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