



**35 LINDSAY ROAD, GLASNEVIN, DUBLIN 9**

EXCEPTIONAL 3 BED SEMI-DETACHED REDBRICK FAMILY HOME

**BER D2**

**REA**  
**GRIMES**

## FOR SALE BY PRIVATE TREATY

### 35 Lindsay Road, Glasnevin, Dublin 9

#### SPECIAL FEATURES

- Exceptional 3 bed semi-detached redbrick family home
- Approx. 148.7 sq m / 1,600.59 sq ft • Large rear garden of approx. 60 ft • Convenient and sought-after location
- Alexander Strain built house with many original features

#### DESCRIPTION

REA Grimes Clontarf are delighted to present to the market 35 Lindsay Road, a spacious 3 bed semi-detached redbrick family home in this most desirable of locations. This attractive Alexander Strain built family home has many original features which include box bay windows, ornate plasterwork, stained glass, and original fireplaces to name but a few. This home has been well-maintained and cared for, and yet retains all of its period charms. This fantastic property is within walking distance of many local amenities including The Botanic Gardens and Glasnevin Cemetery. Rarely does such a fine property in this excellent location become available.

The light filled accommodation extends to approx. 148.7 sq m / 1,600.59 sq ft and comprises in brief of a large entrance hall, two interconnecting reception rooms, kitchen / dining room, utility room and shower room on the ground floor, while upstairs there are 3 large bedrooms, a bathroom and a separate WC. The property benefits from front and rear gardens with side access to the large rear garden of approx. 60 ft in length.

Situated adjacent on the popular and sought-after Lindsay Road, the location is second to none. Drumcondra Road with its numerous restaurants and boutiques is only a short walk away. There is a great choice of both primary and secondary schools in the vicinity, and DCU St. Patrick's Campus is also nearby. The area is serviced by excellent transport links to the City Centre and beyond, with quality bus corridors on the Drumcondra Road and Prospect Road. Drumcondra Train Station, which will benefit greatly by recently announced investment in DART services, is a 10 minute walk away.

Improvement works undertaken in recent times include:

- Renewal of the slate roof and attic insulation
- New double-glazed wooden windows designed to modern insulation standards but retaining the appearance and stained glass of the original windows in the main ground floor windows, and PVC double glazed windows in the kitchen and extension
- Ground floor rear extension to include a utility room and wet room, and condensing gas boiler



## ACCOMMODATION

### Ground Floor

#### Entrance Hall:

Large welcoming entrance hall complete with ceiling rose, coving and stained glass front door

#### Reception Rooms:

Two impressive interconnecting reception rooms (with original concealed sliding doors), large box bay window to the front, two open fireplaces (polished stone and tiled surround, one with a solid fuel stove) coving, picture rails, ceiling roses, and stained glass

#### Kitchen / Dining Room:

Large kitchen with an array of built-in units at eye and counter level, and ample room for dining

#### Utility Room:

With condensing gas boiler, plumbed for washing machine, and door leading into the rear garden

#### Shower Room:

Wet room, complete with tiled floor, part tiled walls, wash hand basin, WC, and shower

### Return Level

#### Bedroom 3:

Double bedroom overlooking the rear garden with open fireplace

#### Bathroom:

With tiled floor, part tiled walls, wash hand basin, bath, and heated towel rail

#### WC:

Separate WC with wash hand basin

### First Floor:

#### Bedroom 2:

Large double bedroom to the rear with open fireplace, coving, picture rails, and ceiling rose

#### Bedroom 1:

Extra large double bedroom spanning the width of the house, with box bay window, coving, open fireplace, and ceiling rose



## OUTSIDE:

Charming front garden laid out in lawn. Side access to the large rear garden, laid in lawn and measuring approx. 60 ft.

## SERVICES:

- Gas fired central heating
- Side access to rear garden

## BER DETAILS

BER: D2

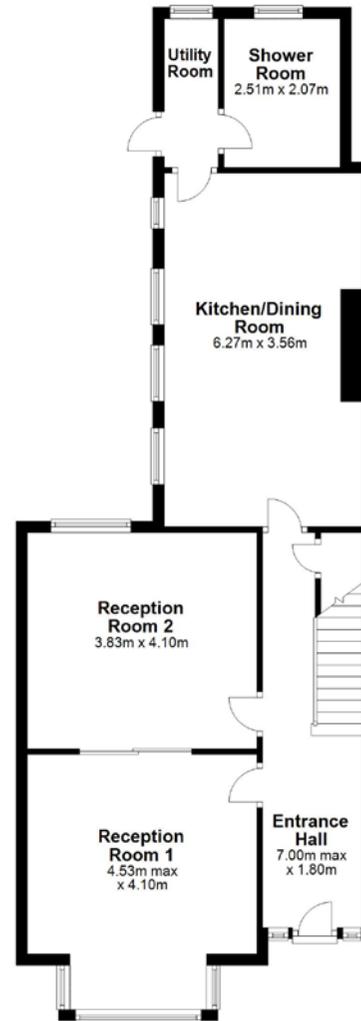
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Energy Performance Indicator: 285.3 kWh/m<sup>2</sup>/yr



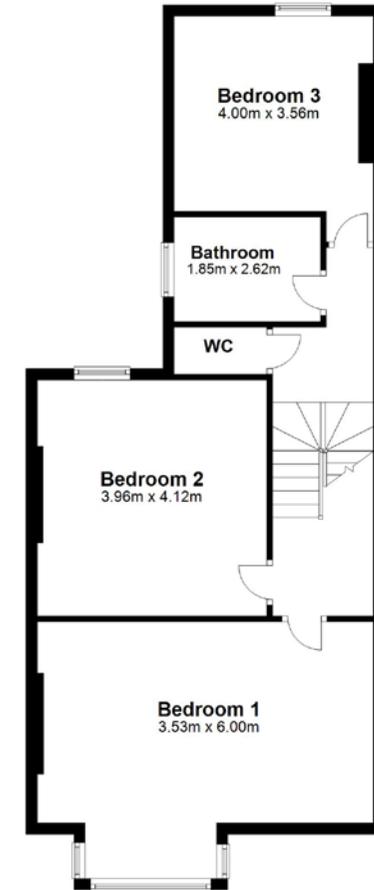
## Ground Floor

Approx. 77.3 sq. metres



## First Floor

Approx. 71.4 sq. metres



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**REA Grimes**

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