



33 Victoria Avenue, Donnybrook, Dublin 4 D04F2P0

Beirne
& Wise



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For Sale By Private Treaty

This is a superb end of terrace, red brick period home with a bright, spacious interior which has been extended at ground floor level and has a converted attic offering additional space. The spacious accommodation comprising of two fine reception rooms, a large kitchen/breakfast room, utility and shower room at ground floor level while on the first floor there are three bedrooms and a bathroom with two further areas in the converted attic. There are gracious proportions throughout the house and there is a small rear yard with pedestrian access to the side and it is minutes away from the beautiful Herbert Park.

The location here is first class being in the heart of fashionable Donnybrook with excellent local shopping and a choice of restaurants and bars as well as Herbert Park being on your doorstep. There is easy access to the City Centre and a choice of leisure amenities on hand and the N11 is minutes away. This is a most sought after, quiet residential location.



Special Features

- GFCH & PVC double glazed windows
- Tranquil road in the heart of Donnybrook
- Resident disk parking available
- Generous floor area 131sq m approx. including attic space
- Excellent location with a wealth of amenities on hand locally
- Herbert Park on the doorstep

View

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





Accommodation

Entrance Hall

Double doors with a tiled porch lead to large entrance hallway with ceiling coving and a walk in storage closet.

Drawing Room

3.86m x 3.08m

With a feature mahogany fireplace with a slate hearth, ceiling coving with a centre rose and tall dual windows to the front aspect.

Living Room

5.32m x 2.70m

This is a fine room to the rear with ceiling coving, a feature brick fireplace with a gas fire inset, fitted recessed shelving and a door to the Kitchen.

Kitchen Breakfast Room

5.83m x 2.90m

This is a large bright room with a full range of has fitted wall and floor units, an electric oven, hob and extractor fan and a door to the side patio garden. It is plumbed for a dishwasher and has a fully tiled floor, a tiled splash back and there is access to the utility room and shower room.

Utility Room

This is plumbed for a washing machine and dryer with fitted shelving and a tiled floor

Shower Room

With a shower, wc and whb with tiled floor and a part tiled wall.

First Floor

There is a large Hot Press and storage closet with shelving on the landing.

Bedroom One

3.30m x 2.72m

This is a double room to the rear with built in wardrobes.

Bedroom Two

3.47m x 3.30m

This is a double room with dual windows to the front.

Bedroom three

3.30m x 2.09m

This is a good single room to the front of the house.

Bathroom

This features a bath, separate shower with a whb and wc. It has a fully tiled floor and walls.



Attic Space

Area One

3.24m x 32.4m

With eaves storage and a velux window

Area Two

2.78m x 2.31m

With eaves storage and a velux window.

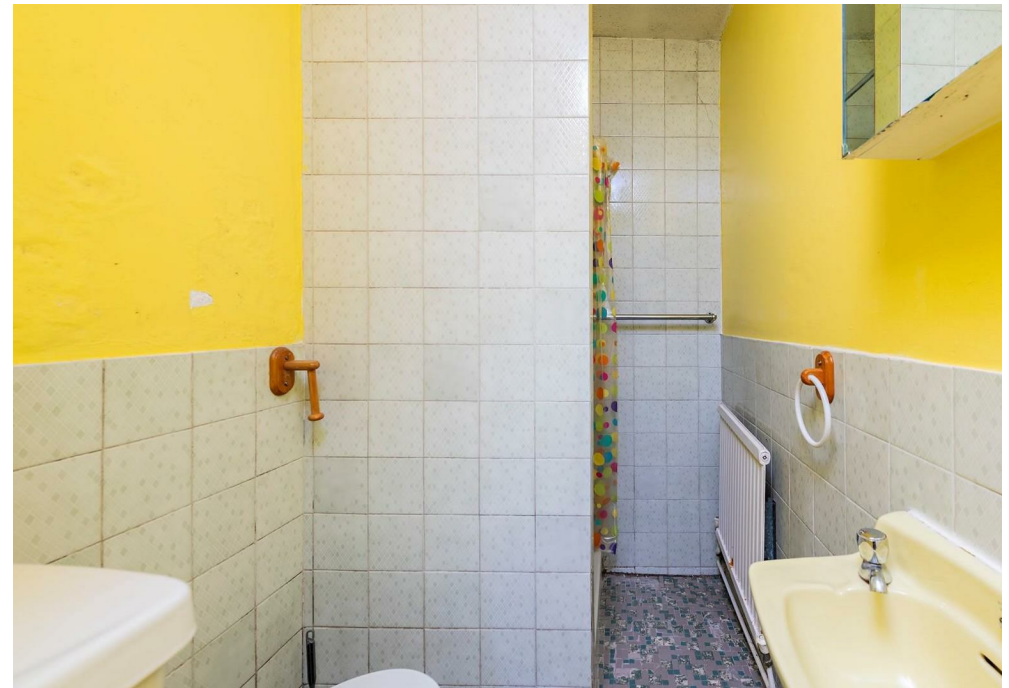
OUTSIDE

To the front there is a small railed garden and there is resident disk parking available. To the rear there is a small patio garden with pedestrian access to the lane to the side of the house.

BER

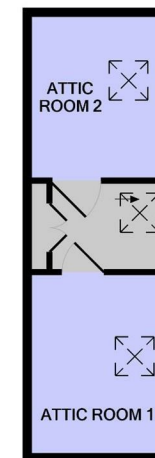
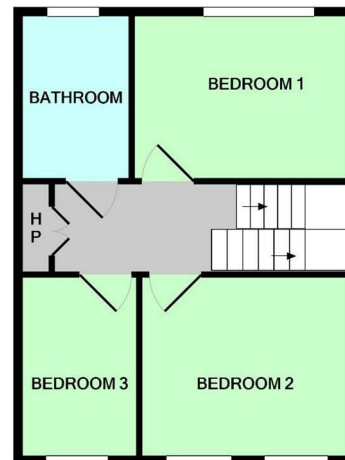
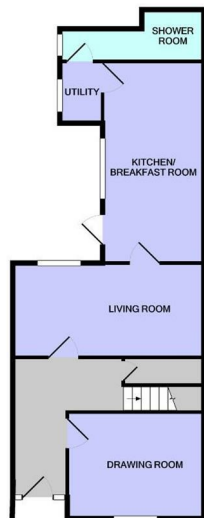
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Output 363.59 kWh/m²/yr









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