



13 Madison Road, South Circular Road, Dublin 8. D08FH4C

Beirne
& Wise



For Sale By Private Treaty

No 13 is an Edwardian mid- terraced house, well situated on the sunny side of this quiet cul de sac just off the South Circular Road. Currently divided into two units one on each floor -this spacious property is ready and waiting for its new owners to bring it back to its former glory. Originally a two reception, three-bedroom family home, it is in need of a full refurbishment, however this handsome bay windowed property has all the ingredients to make this a truly distinctive home. It retains some of its period details with well-proportioned rooms with coved ceilings, original staircase and balustrade, and a stunning fireplace at first floor level. There is possible potential to extend into the attic space (subject to P.P.) The west facing patio rear garden completes the picture.

No 13 is well positioned to benefit from the host of leisure and commercial activities along with an array of amenities at hand in this very historic area of South Dublin. The LUAS Red Line makes all the amenities at the heart of the city immediately accessible with stations at Suir Road and Rialto, both of which are just a short walk away. In addition, there is a selection of buses routes to the city and beyond and travel further afield is made easy by the proximity to Heuston Station and the M50 via the N4, Lucan Road. The wonderful parklands of Phoenix Park, the War Memorial gardens and walks along the river Liffey, the Royal Hospital Kilmainham and much more, are all nearby as are a selection of fashionable restaurants, eateries, local shopping and leisure facilities with the new children's hospital and St. James just a short walk away.

Special Features

- Edwardian bay windowed house.
- West facing rear garden.
- Adjacent to St. James Hospital, the LUAS and a host of amenities.
- 100 sq. m. approx.
- Quiet cul de sac location.

Accommodation

HALL

With original coved ceiling and original staircase with mahogany handrail. Access to understairs storage and

LIVING ROOM

3.76m x 3.61m (plus bay)

Beautifully proportioned room with coved ceiling and bay window. Access to.

Bedroom (future DINING ROOM)

3.75m x 3.36m

Another spacious room to the rear with original coved ceiling.





REAR HALL
With access to Hot Press

Bathroom (future KITCHEN)
3.12m x 2.60m
With shower, wh.b and w.c.

LOBBY
With sky light and access to rear garden.

FIRST FLOOR RETURN

BATHROOM
With bath w.h.b and w.c.

Kitchen (future BEDROOM THREE)
3.68m x 3.00m max. dim.

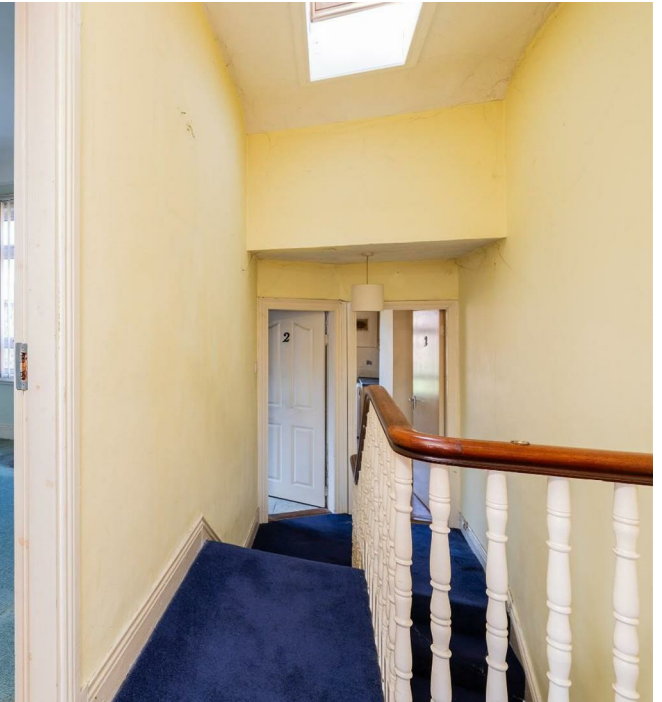
LANDING
With overhead sky light and access to all rooms.

Living Room (future BEDROOM ONE)
3.51m x 3.48m
Extending the width of the house - a stunning room with coved ceiling, twin windows and original period fireplace.

BEDROOM TWO
3.67m x 3.50m
To the rear -a generous double room.

GARDENS
A gated pedestrian access with traditionally railed front garden leads to the front door. The easily maintained walled rear garden with a glorious westerly aspect is fully paved and is quite secluded.

BER
Number: 118360775
Output: 448.91 kWh/m²/yr.





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Fields Corner, Upper Churchtown Road,
Churchtown, Dublin 14,
t: 01 296 2444
e: info@beirnewise.ie
www.beirnewise.ie

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