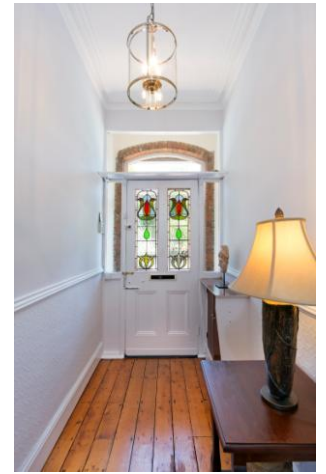


For Sale by Private Treaty
Gross Internal Area: c. 128m²
BER Rating: F (number: 106936065)



“Inshallah”, 27 Achill Road, Drumcondra, Dublin 9

Paul Tobin Estates are extremely proud to present to the market this Victorian three bedroom semi detached residence located just off Homefarm Road; a highly sought after address in Drumcondra on Dublin's North Side. This red brick two storey house, built by renowned Irish builder, Alexander Strain is oozing with character & charm and boasts many original features. The property has just been redecorated and prepared for the market with the addition of many new features to include tasteful chandelier light fittings.



The location is second to none. The property is set on a mature and quiet residential road only c. 5km from the City Centre and a short stroll from the local amenities of Drumcondra Village with its numerous shops, bars and restaurants. Griffith Avenue and Drumcondra rail station are also close by. There are a selection of bus routes to all major destinations. Dublin City and Dublin Airport are easily accessible, as are the M50 / M1 motorways. Dublin City University, St. Patrick's and All Hallows College are all within a short walk of the property. The famous Botanic Gardens, Griffith Park, the Mater Hospital and Croke Park are other well known landmarks nearby. This is an excellent location choice for families and investors alike.



There is a porch to the front of the property, which leads to a bright entrance hall, reception room boasts a marble fireplace, second reception / dining room with marble fireplace, kitchen with dining area & fireplace and solid fuel stove, conservatory with slate floor and underfloor heating. Upstairs there are three bedrooms and a family bathroom. To the rear of the property there is a beautifully presented garden with numerous plant and shrubs. There is also a large shed to the rear, ideal for conversion to a Summer House. There is a side entrance / alley way.

GIA: 128m² / 1378 sq. ft

Heating: Gas fired central heating



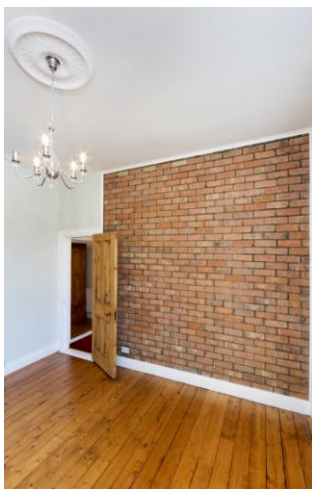


Front garden: Ornate tiled pathway, black steel gate & railings, plants & shrubs, side entrance to rear

Porch: Tiled floor, front door with stained glass inset panel

Hallway - 1.6 x 7.2: Polished wooden floor, dado rail, ceiling coving, ceiling rose, chandelier light fitting

Reception room 1 (to front of property) – 3.5 x 3.5: A lovely bright room, large bay window and feature stain glass insets, stunning marble fireplace with tiled inset, polished wooden floor, dado rail, coving, ceiling rose, chandelier light fitting



Reception 2 / Dining room (to rear of property) – 3.4 x 4.10: Located just off the sitting room is this second reception / dining room with large window overlooking the rear garden and a feature marble fireplace with tiled inset. Also with dado rail, coving, ceiling rose, chandelier light fittings.

Kitchen – 3.4 x 5.3: The impressive sunny family kitchen boasts generous modern Shaker style units, stainless steel hob & extractor, integrated double oven, integrated fridge / freezer, slate tiled floor, a beautiful brick fireplace with solid fuel stove, skirting, light fittings, window to side of house, double doors leading to the conservatory

Conservatory – 3.1 x 3.1: A lovely Rationel built hardwood conservatory. With slate tiled flooring, underfloor heating and double patio doors to garden



Stairway: Carpet, skirting, dado rail.

Landing area: A split level landing area with hotpress, dado rail, carpet, skirting, ceiling rose, chandelier light fitting, access to attic

Bedroom 1 – 5.2 x 3.7: A spacious double bedroom to the front of the house with an exposed feature brick wall, 2 large windows with Venetian blinds, original cast iron fireplace, polished wooden floor, skirting, ceiling rose, chandelier light fitting

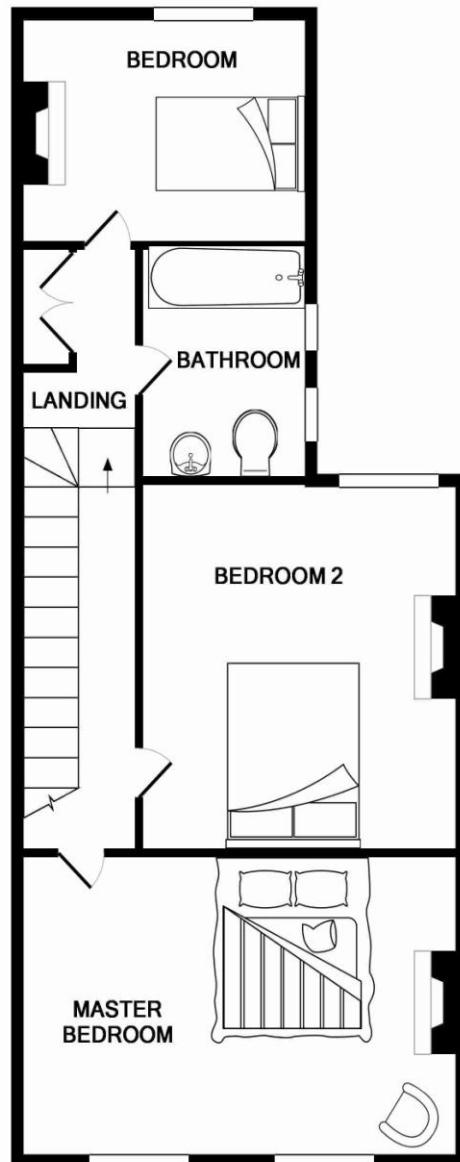
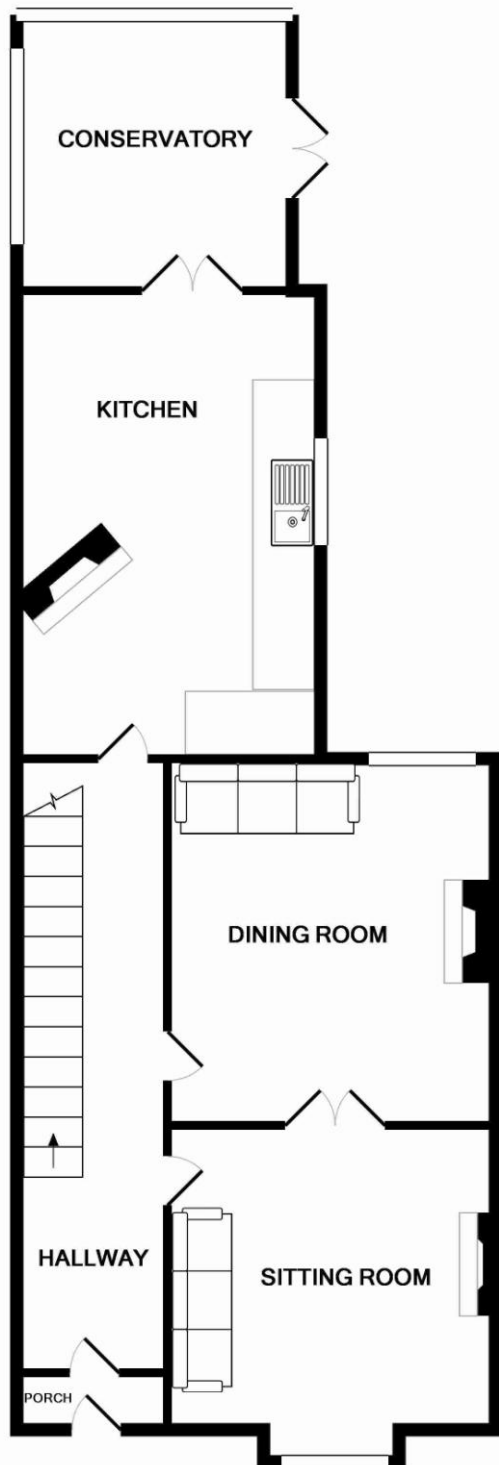
Bedroom 2 – 3.4 x 4.0: Double bedroom in middle of property also with exposed brick wall, cast iron fireplace, polished wooden floor, window, ceiling rose, feature light fitting

Bedroom 3 – 3.5 x 3.1: Double bedroom to rear of property with tiled fireplace, polished wooden floor, skirting, ceiling rose, feature light fitting, window overlooking garden

Bathroom 1.7 x 2.4: A fully tiled bathroom with bath with overhead shower, WC, basin, heated towel rail and sash window

Garden: A beautifully presented West facing garden of c. 55ft with mature plants, flower and shrubs. There is side access and a large shed to the rear ideal for conversion to a Summer House. The shed measures approx. 2.5 x 3.6m





"Selling your property
is all about generating
**anticipation, excitement
and interest.**"

Paul Tobin Estates MIPAV MCEI
Supervalu Centre, Blanchardstown Village, Dublin 15
M: 086 827 1556 E: paul@paultobin.ie
Licence Number: 002636

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