



2 Roebuck Crescent,
Clonskeagh, Dublin 14, D14F628

C. 210m² / 2260ft²



DOUGLAS NEWMAN GOOD
DNG

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DNG are delighted to offer this substantial semi detached family home c.210 sqm situated in one of Dublin's most sought after locations. Ideally located at the junction of Roebuck Road and Clonskeagh Road this home has a generous front garden and an unusually large rear garden which has lawns, paved areas, colourful beds with planting along with immense privacy.

The accommodation briefly comprises; entrance hallway, cloakroom with wc, livingroom, diningroom, sittingroom, breakfastroom cum kitchen, utility, landing, 5 bedrooms (one ensuite) and a bathroom. There is also a half garage or store.

Overall this fine family home offers a central location, abundance of schools on its doorstep, generous gardens with a sunny aspect to the large rear garden and all within easy access of the City Centre, Luas, UCD and every other amenity one could wish for.

Accommodation

Hall - Spacious hallway with accommodation off and stairs leading to first floor level. Guest cloaks and wc.
Cloakroom-Cloaks area with WC off.
Livingroom 3.8m X 3.75m
Front facing reception room with gas fire.
Diningroom 5.37m X 3.7m
Rear facing reception room with fireplace, coving to ceiling, TV point and overlooking the rear garden.
Sittingroom 3.77m X 2.68m
Rear facing reception room with timber floors and double doors leading to the rear garden.
Kitchen/Breakfastroom 7.82m X 3.4m
Open plan area with breakfastroom overlooking the rear garden and with a door leading to same. The kitchen comprises a selection of floor and eye level Shaker style fitted units and recessed lighting.
Utility 2.7m X 2.7m
Floor and eye level fitted units. Door to side garden. Provisions for a washing machine.
Landing - Spacious landing with accommodation off. Hotpress.

Features

- C. 0.18 of an acre of mature & secluded gardens
- Adjacent to UCD
- Walking distance of Luas & beside regular bus routes

Bedroom 1 - 5m X 3.86m
Front facing double bedroom.
Bedroom 2 - 5.45m X 3.7m
Rear facing double bedroom overlooking the garden and with fitted wardrobes and ensuite off.
Ensuite - 1.8m X 1.5m
With shower, wc & whb.
Bedroom 3 - 3.7m X 2.8m
Rear facing double bedroom overlooking the garden.
Bedroom 4 - 3m X 2.75m
Front facing bedroom.
Bedroom 5 - 3.7m X 2.65m
Rear facing bedroom.
Bathroom 3.32m X 1.73m
Bath with shower connection, wc & whb. Tiled floors and part tiled walls.
Store 2.78m X 2.45m
Originally the garage this room offers ideal storage and has double doors leading from the driveway.
Outside A large front garden offers ample off street parking along with hedging. A gated side entrance leads to the rear garden which is very large in size and comprises extensive lawns, mature trees, plants and hedging with the entire plot size approximately 760sqm.

- Gas fired central heating
- Excellent scope to extend further (Subject to Planning Permission)
- Close to shops, schools etc
- Ranelagh, Donnybrook & Milltown are all closeby

BER: G BER No. 108909805
EPI: 459.55 kWh/m²/yr



View By Appointment
Asking Price: €670,000

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DNG
DOUGLAS NEWMAN GOOD



For independent mortgage advice contact GMC Mortgages, call 1890 462 462 or email info@gmc.ie.

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