

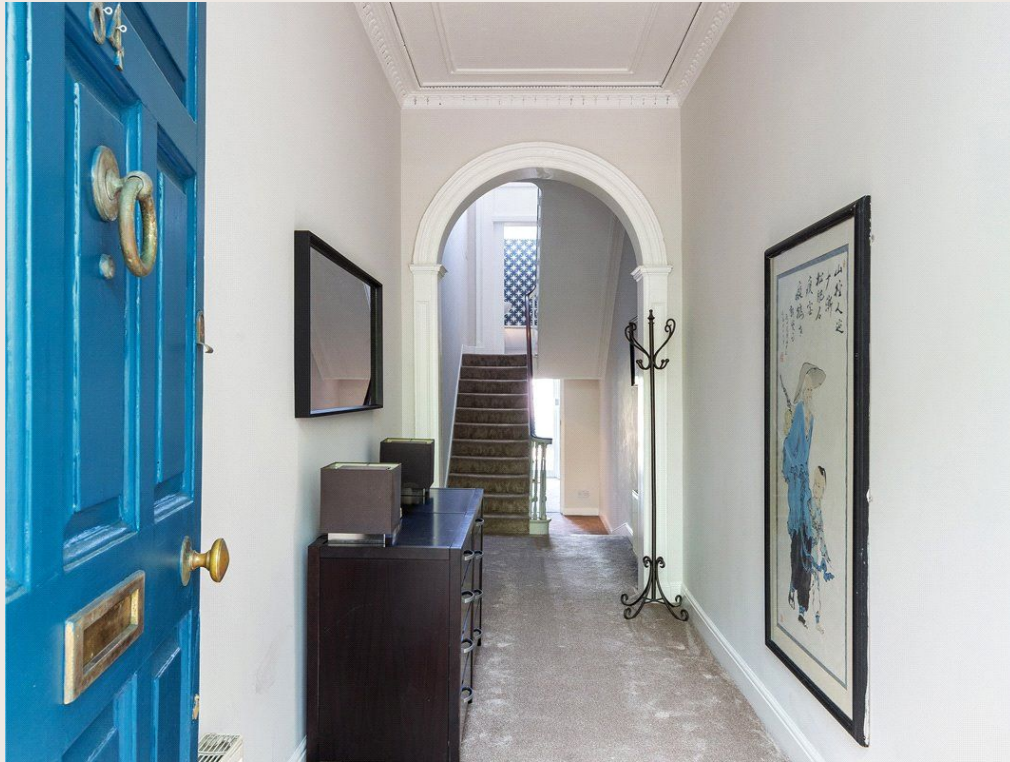
An elegant Georgian townhouse converted into two apartments

84 Lower Drumcondra Road, Drumcondra, Dublin 9, D09 W8X4



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About this property

84 Lower Drumcondra Road is an elegant and unique Georgian townhouse. This magnificent property is a mid-terrace three-storey over garden level period house dating from c.1770. In 2003 the present owner undertook refurbishment of the property which included the remodelling and transformation of the interior into two unique two-bedroom apartments. This remarkable dwelling beautifully preserves its period features whilst providing elegant living accommodation.

The garden apartment provides accommodation across the lower two floors. Entering at garden level, one is greeted by a cosy, panelled sitting room with a wood burning stove and a stone feature wall. This flows effortlessly into a dining room through an atrium, a double height space that brings dramatic light into the centre of the open plan ground floor. Off the kitchen area is a rear porch with a storage area and access to the bathroom which features a unique custom made copper shower and a standalone bathtub. In the atrium, a perforated polished steel spiral staircase leads to a polished steel and glass bridge, the latter connecting two bedrooms across the atrium at first floor. Both double bedrooms are spacious boasting 10 ft ceilings whilst the west facing bedroom includes a Juliet balcony accessed through bespoke full-

height French doors.

The upper-level apartment provides accommodation across the top two floors of 84 Lower Drumcondra Road. Accessed through the main front door, the inviting entrance hall is bright and spacious and features cornicing and a ceiling rose. To the rear of the stairwell there is a garden or winter room, designed to accommodate a stove which opens onto a timber decked terrace, a lovely suntrap and a space to relax.

Leading up the stairs, there is a bathroom on the first floor return. Continuing then up to the first floor there are two bedrooms on this level. The master ensuite bedroom is generously proportioned and features a hidden walk-in wardrobe and vertical sliding sash windows with shutters. The second bedroom overlooks the rear patio area and also features vertical sliding sash window with shutters in addition to built-in wardrobes.

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Property Details

The impressive proportions are continued to the second floor with an open plan contemporary designed kitchen /dining area with an island and a spacious living room. The living room is enhanced by built-in storage and skylights that flood the space with exceptional and dramatic natural light. This floor is designed to provide both functionality and comfort, making it the perfect space for everyday living and entertaining.

In all the accommodation extends to approximately 3,017 sq ft / 280 sq m with a full layout of the accommodation is shown on the adjoining floorplans.

Gardens and Grounds

There is a raised garden to the front of the house whilst the rear garden comprises of a split level paved patio area with bordering shrubs and planting in addition to a separate terrace area. Steps lead up behind this to secured and dedicated off-street parking for two cars. The car parking area is accessed via Hollybank Court, a gated development on St. Joseph's Avenue.



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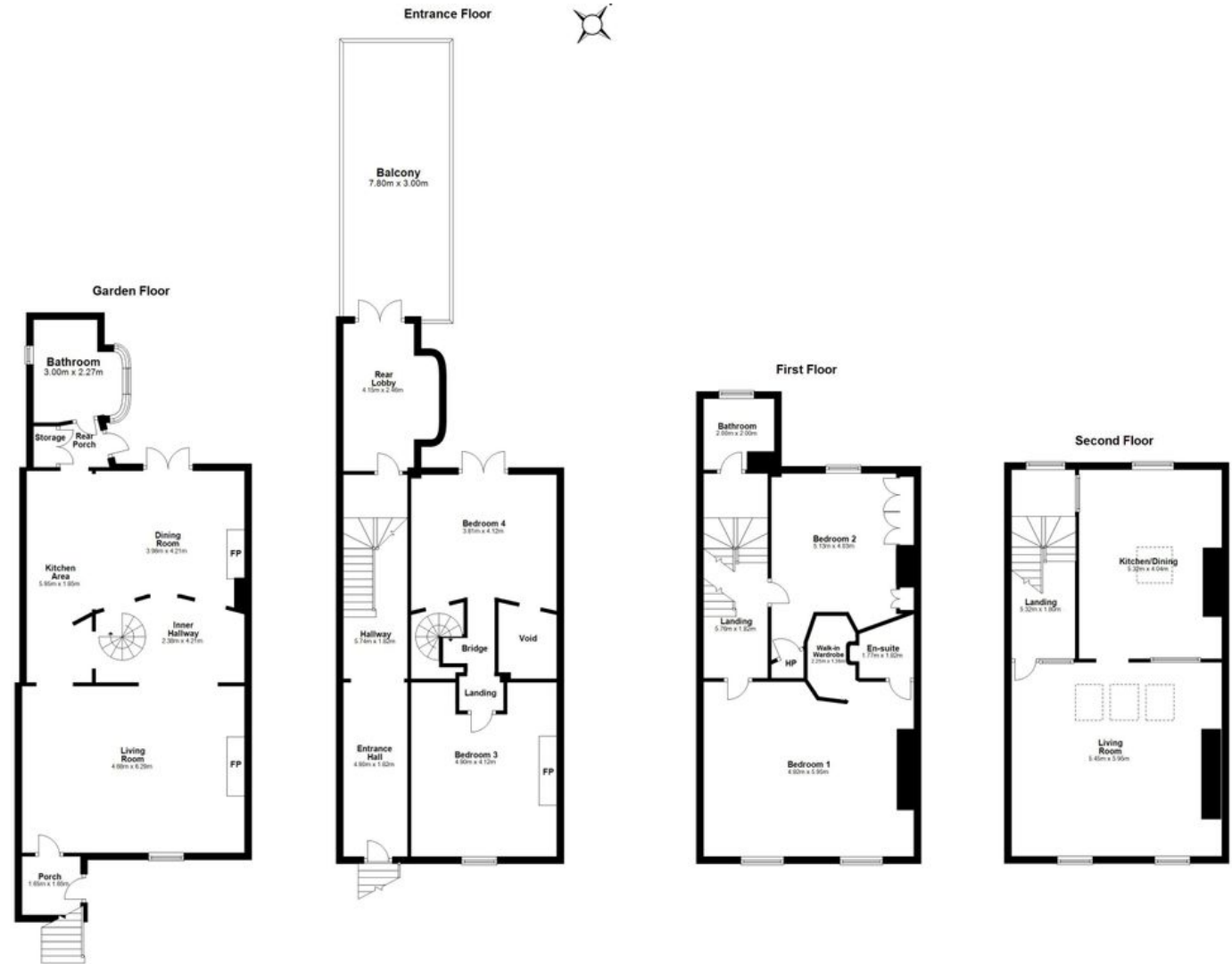
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Plans

 3,017 sq ft



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Local Area

The property is located on the Lower Drumcondra Road, a prestigious road in this locality being walking distance to Drumcondra village and all of its amenities yet only a short distance from Dublin City Centre. Drumcondra is a traditional village with a lively social scene hosting trendy modern bars and bistros along with vintage pubs and eateries.



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Property Details

Key Features

Period house dating from c.1770
Two distinct two-bedroom apartments
Approximately 3,017 sq ft
Excellent location close by to the City Centre
Off-street parking

Services & Additional Information

BER

BER Rating = Exempt

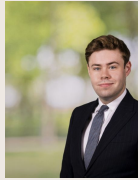
84 Lower Drumcondra Road is listed on the National Inventory of Architectural Heritage as a protected structure.

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Enquire



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Property Ref: DUY240093



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