

Coonan
PROPERTY

202 CLONLIFFE ROAD
Drumcondra, Dublin 3





202 CLONLIFFE ROAD

- Striking period property extending to approx. 3,415 sq.ft (approx. 317 sq.m) -comprehensively renovated throughout.
- Impressive front and rear gardens featuring a gated entrance, ample parking, and generous outdoor living space
- Comprehensively renovated, thoughtfully retaining stunning original features throughout
- Arranged over three spacious levels, this impressive property offers exceptionally well-proportioned rooms adaptable to a wide range of uses
- Just a 5-minute walk to Drumcondra Station
- Only 20 minutes on foot to Dublin City Centre
- Excellent public transport links and a wealth of local amenities nearby

For Sale by Private Treaty

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Description

202 Clonliffe Road is a striking, fully refurbished period residence extending to approx. 3,415 sq.ft (317 sq.m), set behind a gated entrance on one of Drumcondra's most desirable roads.

Beautifully reimagined throughout, this substantial home effortlessly combines architectural detail with contemporary upgrades, offering an impressive balance of space, light, and elegance.

Comprehensively renovated to a high specification, the property retains many of its original features including ornate cornicing, sash windows, marble fireplaces, and solid wood flooring. The generous proportions throughout are further enhanced by elevated ceiling heights, creating an exceptional sense of space and volume, particularly in the main reception and principal bedrooms.

Arranged over three spacious levels, the accommodation is versatile and thoughtfully laid out. The reception rooms and bedrooms are all generously sized, with numerous ensembles, a large kitchen space ready for custom fit-out, and multiple storage and utility areas. The lower ground level, with its separate entrance and independent bedrooms, presents potential for guest accommodation, home office use, or multi-generational living.

Outside, the property continues to impress with beautifully maintained front and rear gardens. A granite-paved patio and raised lawn area are framed by wrought iron railings, while the gated driveway offers ample off-street parking — a rare luxury in this location.

Positioned just five minutes' walk from Drumcondra Station, and under 20 minutes on foot from Dublin City Centre, 202 Clonliffe Road offers outstanding convenience with a wealth of local amenities, transport links, and green spaces nearby.

This is a rare opportunity to acquire a turn-key period home of scale and quality in one of Dublin's most sought-after neighbourhoods.

Location

Clonliffe Road offers exceptional convenience, located just a stone's throw from Dublin City Centre and less than a five-minute walk to Drumcondra Station and Village.

Ideally positioned on this sought-after road, No. 202 is just a short 10-minute stroll to the heart of Drumcondra Village and is surrounded by a superb range of local amenities including shops, cafés, schools, parks, and sporting facilities. With nearby bus and DART/train services at Drumcondra Station, and Dublin City Centre reachable on foot in under 20 minutes, 202 Clonliffe Road offers an unrivalled combination of lifestyle, location, and accessibility.



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Accommodation

Entrance (External)

Approached by granite steps wrought metal railing

Entrance Hallway

4.58m x 2.1m

Solid wood floor, cornice

Hallway

5.18m x 1.92m

Solid wood floor, cornice

Reception Room

4.58m x 4.52m

Sash windows, solid wood floor, fireplace with marble surround

Bedroom

(Reception Room)

4.66 m x 4.7m

Solid wood floor, cornice, fireplace with marble surround

Ensuite

1.66m x 1.81m

Shower, w.c and w.h.b

Plant Room

1.66m x 1.8m

Lower Hallway

1.7m x 7.77m

Solid wood floor sash window, roof light

Storage Room (Comms)

2.09m x 2.15m



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Accommodation

Kitchen

6.31m x 3.95m

Roof light, full length windows. plumbed and serviced for full kitchen

Guest WC

1.64m x 1.42 m

Solid wood floor w.c, whb, sash window

Lower Ground Floor Entrance / Hallway

2.48 m x 2.44 m

Hallway

9.36m x 1.99m, 4.45m x 2.44m

Store

1.77m x 2.44m

Lower Ground Floor Bedroom 1

4.45m x 4.17m

Ensuite

1.85m x 1.63m

whb, wc, shower

Lower Ground Floor Bedroom 2

4.79m x 4.17m

Ensuite

1.79m x 1.63m

whb, wc, shower

Lower Ground Floor Utility Room

1.48m x 3.88m

Rear door access and sash window



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Accommodation

Lower Ground Floor Bedroom 3

10.12m x 3.95m

Sliding doors access to back patio

Ensuite

3.38m x 1.1m

whb, wc, shower

First Floor Return Bedroom (Reception Room)

4.10m 2.84m

Solid wood floor, sash windows

First Floor Bedroom 1 (Reception Room)

4.66m x 4.68m

Solid wood floor, sash windows, cornice, elevated ceiling, fireplace

First Floor Bedroom 2 (Reception Room)

4.58m x 4.54m

Solid wood floor, sash window, cornice, fireplace, elevated ceiling

Family Bathroom

3.25m x 2.08m

Solid wood floors, wall tiles wc, whb, shower, sash windows

Landing

5.99m x 1.94m

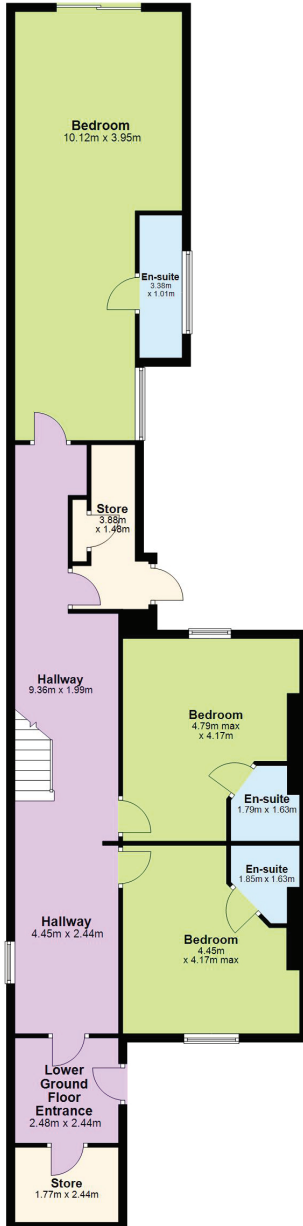
Solid wood floor skylight



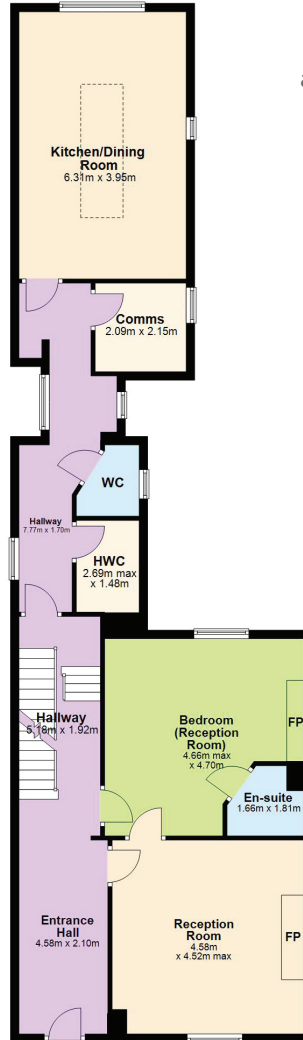


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Lower Ground Floor



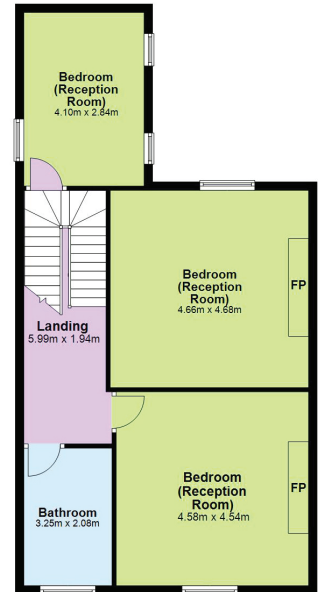
Ground Floor



FLOOR PLANS

Gross internal floor area
approx. 3,415 sq.ft (approx. 317 sq.m)

First Floor



Additional Information

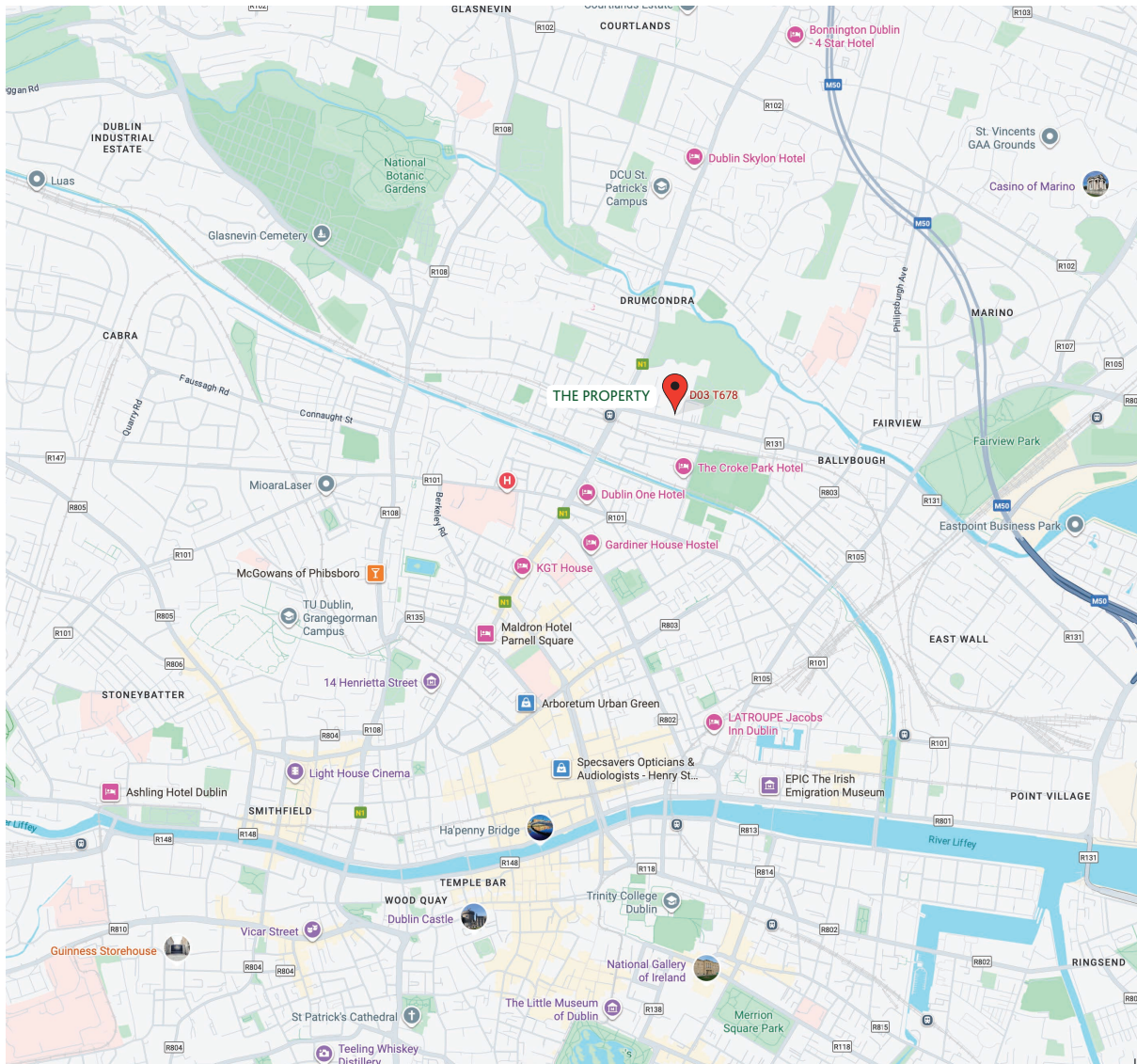
- Gross internal floor area approx. 3,415 sq.ft (approx. 317 sq.m)
- High specification refurbishment throughout
 - Paved rear garden with raised lawn, granite surrounds and metal railings
 - Fully Alarmed
- Gated driveway with plenty of parking

Services

Mains water
Air to water heat pump



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DIRECTIONS

Eicode: D03 T678

BER RATING

BER EXEMPT

VIEWING

By appointment only at any reasonable hour

CONTACT INFORMATION

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