

Sale Agreed

By Private Treaty

Guide Price

€895,000

grimes[®]



21 Valentia Road, Drumcondra, Dublin 9

Impressive 3 Bed Semi-Detached Family Home



DESCRIPTION

This home, in need of full renovation, retains plenty of charm. 21 Valentia Road is sure to interest buyers seeking a fine home in a popular residential neighbourhood.

Built in 1933, the light filled accommodation extends to approx. 110 sq m / 1,190 sq ft and comprises of an entrance hall, two reception rooms and a kitchen on the ground floor, while upstairs there are 3 bedrooms and a bathroom.

The property further benefits from a garage to the side, off-street parking to the front, and a private enclosed west facing rear garden.

Situated in Drumcondra, the location could not be better. Valentia Road is located near the vibrant Drumcondra Road with its numerous shops, cafes, bars, restaurants and boutiques. There is a great choice of both primary and secondary schools in the vicinity, and DCU St. Patrick's Campus is also nearby. The area is well-served by excellent transport links to the City Centre and beyond, with a quality bus corridor on the Drumcondra Road. Drumcondra Train Station, which will benefit greatly by recently announced investment in DART services, is only a 10 minute walk away. The M1 / M50 interchange and Dublin Airport are also easily accessible. In terms of local amenities, the property is walking distance to Griffith Park, Croke Park, Botanic Gardens to name but a few, and O'Connell Street is only 2km away.

Accommodation:

Entrance Hall:

Accessed via a porch, bright and welcoming hall

Reception Room 1:

Located to the front of the property with feature fireplace

Reception Room 2:

Located to the rear of the property with feature fireplace

Kitchen:

Located to the rear of the property

Bedroom 1:

Large double bedroom overlooking the rear garden

Bedroom 2:



Single bedroom overlooking the rear of the property

Bedroom 3:

Large double bedroom overlooking the front garden

Bathroom:

With WC, wash hand basin and bath

Outside:

To the front there is off-street parking bordered by mature shrubs. To the rear there is a private enclosed sunny west facing garden. There is also a garage to the side of the property.

Services

Gas fired central heating

Off-street parking

45 metre west Facing Rear garden

BER Details

BER: G

BER No.: 116864760

Energy Performance Indicator: 548.1 kWh/m²/yr



FEATURES

3 bed semi-detached family home with garage

Approx. 110 sq m / 1,190 sq ft

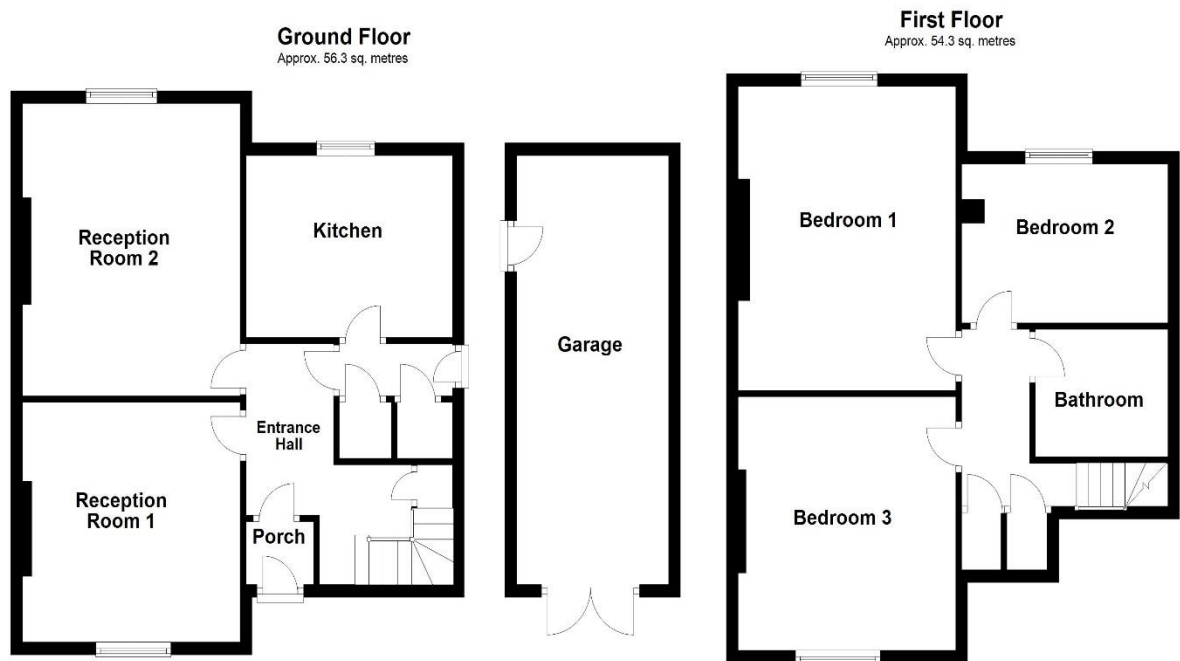
Private west facing rear garden – circa 45 metres in length

Convenient and sought-after location

Driveway with off-street parking to the front

Incredible opportunity to construct the home of your dreams





FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE.
Plan produced using PlanUp.

Selling Agent

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CONDITIONS TO BE NOTED:

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

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