



BER E1

49 Whitebeam Road, Clonskeagh, Dublin 14  
D14Y364

185 sq. m. / 1991 sq. ft.

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DOUGLAS NEWMAN GOOD

DNG



# 49 Whitebeam Road, Clonskeagh, Dublin 14 D14Y364

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DNG are delighted to offer this substantial semi detached Crampton Built family home c.185 sqm situated in one of Dublin's most sought after locations to the market. No. 49 Whitebeam Road is ideally located with a generous front garden and very large rear garden which has been professionally designed with artificial lawns, paved areas, evergreen beds and a detached purpose built studio, all of which are impressively eye-catching.

Clonskeagh is one of South Dublin's most desirable locations and ideal for any family with its close proximity to a selection of well established schools including St. Michael's College, Gonzaga College, Muckross Park, Sandford Park, Mount Anville along with St. Killian's German School. UCD is also only a short stroll away.

Clonskeagh has very good transport links and is serviced by several bus routes as well as the Luas being easily accessible at nearby Milltown.

The accommodation briefly comprises c. 185sqm and includes an entrance porch, hallway, extended livingroom, conservatory, sittingroom, diningroom & familyroom, kitchen, utility, downstairs showerroom, landing area, 4 bedrooms, master ensuite and a bathroom. For those who would like even more accommodation, Full Planning Permission has been received to increase the size of the property by over 25%, reference D16B/0482.

Overall this fine family home offers spacious, well appointed accommodation, gorgeous gardens and a central location with an abundance of schools on its doorstep and all within easy access of the City Centre, Luas and every other amenity one could wish for.

## Accommodation

Porch 1.46m X 1m With tiled floor and door leading to hall.

Hall - 5.17m X 2.16m Inviting hallway with Tongue & Groove timber floors, accommodation off and stairs leading to first floor level. Understairs storage. Cloakroom.

Cloakroom - 2m X 1.4m Triton T80z shower, toilet and wash hand basin. Gas boiler. Velux roof window.

Livingroom - 7m X 3.7m Spacious and extended reception room with TV point, solid fuel fireplace and double doors leading to the conservatory.

Conservatory - 3.5m X 3.13m Overlooking the rear garden and with a door leading to same. Tiled floors. 5 Amp sockets.

Sittingroom - 3.8m X 3.8m Front facing reception room with two windows overlooking the large green area to the front. Tongue & Groove timber floors. Coving to ceiling and picture rail.

Kitchen - 4.17m X 3.26m Two sash windows overlooking the large rear garden. Tiled floors and splashback. Floor and eye level fitted units. Fitted double oven. Plumbed for a dishwasher.

Diningroom - 5m X 2.63m Adjoining the kitchen and with a tiled floor which extends from same. Also with a large roof window. Double doors leading to the family room. Door to the rear garden.

Utility - 2.2m X 1.65m Floor and eye level fitted units, provisions for a washing machine and dryer, Belfast sink, tiled floors and a door leading to the garden.

Familyroom - 4.32m X 2.91m Front facing reception room with Bay window overlooking the green area with Maple floors and recessed lighting.

Landing With accommodation and hotpress off. Access to attic above via a pull down ladder.

Master Bedroom - 4m X 3.85m Two front facing windows overlooking the green area. Fitted wardrobes. TV point. Ensuite off.

Ensuite - 2.88m X 2.41m Front facing ensuite with attractive dormer window and window seat with storage. Also with a shower, toilet, bidet and 2 wash-hand-basins. Tiled.

Bedroom 2 - 3.36m X 2.5m Rear facing bedroom with wardrobes and TV point.

Bedroom 3 - 2.82m X 2.73m Front facing bedroom.

Bedroom 4 - 3.75m X 2.25m Rear facing bedroom with fitted wardrobes.

Bathroom 2.5m X 1.6m Bath with shower over, wc & whb. Tiled floor. Panelled walls.

## Outside

Gated front entrance with off street parking and artifical grass for ease of maintenance. A gated side passage leads to the very large rear garden which is fully fenced in and professionally designed to incorporate a large paved patio area immediately outside the accommodation, ideal for entertaining and incorporates a large BBQ area which is covered over and has power-points and plumbing. There are raised brick built flowerbeds which are full with evergreen plants, trees and shrubs. At the end of the garden is a large garden house (4.6m X 4.4m) which also has a toilet & whb off. This room has quad folding doors which open out to a raised patio area which also has feature flower beds with shrubs and plants providing all year around colour. In between here and the main house is a large area which is covered by artificial grass, ideal for easy maintenance and has a 4 hole putting green incorporated within it. Overall this rear garden is very large in size and impressively laid out.

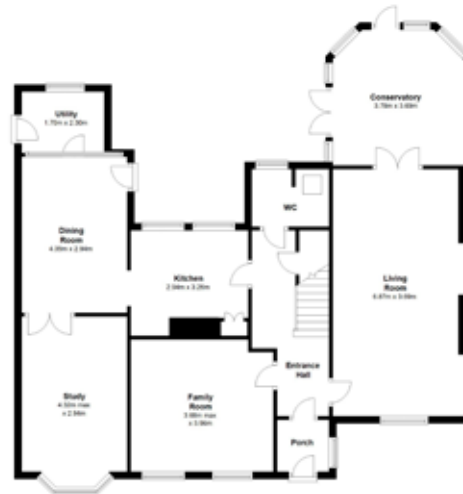
## Features

- Crampton built Red-brick
- Excellent condition throughout
- c. 185sqm of beautiful & extended accommodation
- Large professionally designed rear garden over 40m long
- Off street parking
- Gas fired central heating
- Close to Ranelagh, Milltown, Dundrum, UCD & Luas
- Full Planning Permission to substantially extend to rear Ref: D16B/0482

BER: E1    BER No. 108433293    Energy Performance Indicator: 311.72 kWh/m<sup>2</sup>/yr

[View By Appointment](#)

**Asking Price: €1,150,000**







## DNG Stillorgan

18 Lower Kilmacud Road, Stillorgan, Co. Dublin  
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## Negotiator:

Brian Dempsey 087 2860094  
PSL 002049

For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).



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