



8 Home Villas, Donnybrook, Dublin 4

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent are proud to bring to the market this splendid two bedroom home to the market. Number 8 is an oasis of calm tucked away in the heart of Donnybrook. The house itself is mid-terrace and was built in the early 1900's with attractive red-brick and benefits from a sunny rear garden.

The accommodation extending to c. 58 sqm/622 sq.ft, briefly comprises living room, breakfast area and kitchen on the ground level, rising upstairs there is a landing area leading to two double bedrooms and a shower room. There is also the added benefit of a sunny south east garden to the rear, ideal for al fresco dining, laid out in a mixture of mature shrubs and planting and overlooking the marvellous Herbert Park. To the front of the property there is on street disc parking.

Located at a mere 30 seconds stroll to the side gate of Herbert Park, this ideally located two bedroom period property is within walking distance of Donnybrook Village, with its local restaurants, bars and a host of recreational amenities and within easy access to city centre. This delightful home will appeal to a wide range of purchasers including those seeking a home close to the city centre, yet enjoying the green open space that Herbert Park provides.

Viewing is highly recommended.

SPECIAL FEATURES

- » Well presented two bedroom home.
- » Approx. 58 sqm/622 sq.ft.
- » Gas fired central heating.
- » South east facing garden ideal for outdoor dining.
- » Superb location adjacent to Herbert Park.
- » Residential Disc Parking (Subject to DCC approval).
- » Within minutes stroll of Donnybrook Village and all the amenities it has to offer.



ACCOMMODATION

ENTRANCE HALLWAY

1m x 1.1m (3'28 x 3'61)

Dado rail, stairs leading to the first floor, door to:-

LIVING ROOM

3.31m x 3.67m (10'86 x 12'84)

Spacious carpeted room with feature brick fireplace. Ceiling spotlights, understairs storage, UPC point and wooden blinds.

Door to:-

BREAKFAST ROOM

2.49m x 2.87m (8'17 x 9'42)

Bright breakfast area with floor to ceiling window looking out to garden allowing light to pour in and views to the garden. Recessed lighting and fitted shelving unit. This room opens to the kitchen.

KITCHEN

2.62m x 1.46m (8'6 x 4'79)

Shaker style kitchen with painted wall and floor units, electric hob, electric oven and fridge freezer. Door and window opening to garden flooding the room with natural sunlight.

RISING UPSTAIRS

LANDING

Roof light drawing in natural light to the stairs and landing. Attic access, gas boiler and plumbed for washing machine.

BEDROOM ONE

2.76m x 2.83m (9'06 x 9'28)

Good size front aspect double bedroom with feature cast iron fire place.

BEDROOM TWO

2.93m x 2.86m (9'61 x 9'38)

Rear aspect double bedroom overlooking the garden and Herbert Park with feature cast iron fire place.

SHOWER ROOM

1.55m x 2.04m (5'09 x 6'69)

Incorporating corner shower cubicle with electric Triton T90z shower, w.c., wash hand basin, mirror, glass shelves and Velux window.



OUTSIDE

GARDEN

10.98m x 4.59m [36'02 x 15'06]

Charming redbrick walled south east facing garden overlooking Herbert Park. A superb patio area ideal for al fresco dining on those long summer nights. There is a well-stocked planting area laid out in an array of mature shrubs and planting including a devils tear drop and Virginia creeper with a wash pebbled pathway in the middle, perfect for a seating area.

BER DETAILS

BER Rating: E1

BER Number: 107565087

Energy Performance Indicator: 331.53 kWh/m²/yr

DIRECTIONS

From Dublin City proceed through Donnybrook Village along Morehampton Road. Take the left turn onto Victoria Avenue and take a right onto Home Villas. Number 8 is situated a short distance further along the right hand side.

VIEWING

Strictly by prior appointment only with sole selling agents, Hunters Estate Agent, City Centre on 01 6680008 or email info@huntersestateagent.ie

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ESTATE AGENT

T 01 668 0008 E info@huntersestateagent.ie W www.huntersestateagent.ie

St Martin's House, Waterloo Road, Dublin 4

2 Brighton Road, Foxrock, Dublin 18

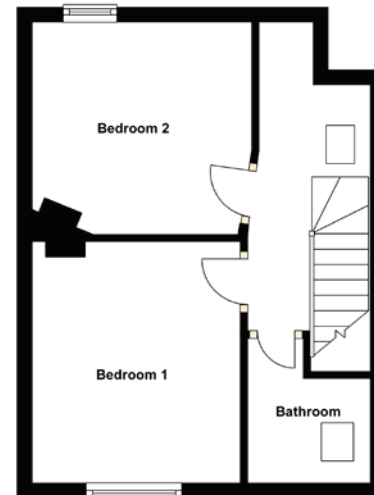
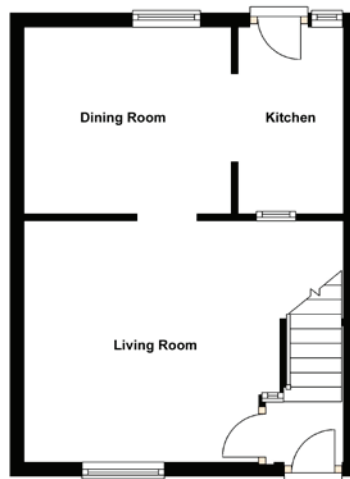
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FLOOR PLANS

Not to scale. For identification purposes only.



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