



  
**FINNEGAN**  
Menton  
614 7900  
**FOR SALE**  
PSRA License No. 00194

**50 NORFOLK ROAD**

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PHIBSBORO, DUBLIN 7

Completely Renovated 4 Bedroom Period Red Brick House  
c.98sq.m. / c.1,055sq.ft. 4 Bedrooms, 2 Bathrooms

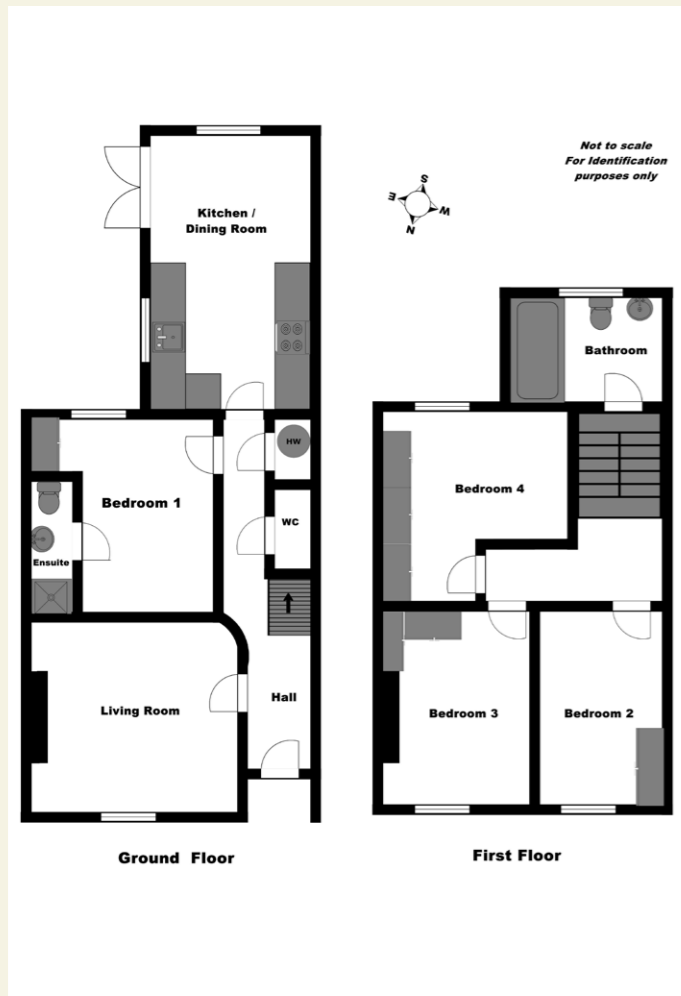


FOR SALE BY PRIVATE TREATY



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## Property

This house has been completely renovated in 2014 from top to toe to include a new roof, new windows, high level of insulation, all walls re-plastered, new plumbing system, new wiring throughout, all new bathroom suites and ensuite bathrooms, new kitchen, new extension built onto the rear.

## Location

Norfolk Road is a small cul-de-sac of period red brick houses just behind Phibsboro Shopping Centre and Dalymount Park.

Norfolk Road is a two minute walk to Phibsboro, 5 minutes walk to the Mater Hospital and 15 minutes walk to the city centre.

Floor Area: c.98sq.m. / 1,055sq.ft.

Ground Floor

## Entrance Porch

Red ceramic tiles to front gate.

## Entrance Hall

c.1.26m x 3.45m

Bright entrance hall, new fuse board, coving, centre rose. Hotpress under stairs – all new heating system and insulated tank, press for washing machine with counter.

## Living Room

c.3.57m x 3.8m

High ceiling, centre rose and coving, beautiful marble fireplace with cast iron insert with decorative tiles, tiled hearth, TV point, 6 plug sockets, glass panelled entrance door, bright room.

## Kitchen / Dining Room

c.2.88m x 4.98m

Cream kitchen units with timber style counter top, very bright room with two windows and French doors to garden area, complete wall and floor tiling, recessed lighting, TV point. New fridge, freezer, cooker & dishwasher included.

## Bedroom 1 (Ground Floor)

c.3.55m x 2.35m

Double bedroom, TV point, built in double wardrobe.

## En-suite

c.2.37m x 0.89m

WC, whb, shower, wall and floor tiled, pumped power shower.

First Floor

## Bedroom 2 (front)

c.3.60m x 2.13m

Single bedroom, fitted double wardrobe, TV point.

## Bedroom 3 (front)

c.3.60m x 2.66m

Double bedroom, 4 door fitted wardrobe with vanity table built in.

## Bedroom 4 (back)

c.3.4m x 2.57m

Double bedroom, 6 door fitted wardrobe with vanity table built in, TV point.

## Bathroom

c.1.62m x 2.80m

The bathroom is located on the hall return, which is a new extension to the house. Very big bathroom with window, WC, whb, bath with power shower mixer unit and head, chrome towel rail, extractor fan, complete wall and floor tiling.





## Features

- South facing rear garden.
- Small cul-de-sac.
- Rear access laneway to garden for bins.
- Completely renovated – new house essentially.
- Fantastic new kitchen with cooker, fridge freezer & dishwasher included.
- Generous bedrooms and living area.
- New extension to the rear making very it very bright.
- New garden and patio area to the rear.
- Garden approximately 40 ft. long.
- Beside St. Peter's National School (1 minute walk).
- House has been fully prewired for security alarm system.
- Brand new white upvc sash style windows in keeping with the period style of the property to the front and elegant grey coloured double glazed windows and doors to the rear.
- Gas fired central heating – new glow warm gas boiler and time guard control panel.
- Very quiet red brick street, which is a cul-de-sac and beside a school, near the canal, shops, hospital and the City Centre, ideal family home or investment.



## BER

B.E.R.: C2 191.11kWh/m2/yr

B.E.R. Number: 104490669

## Guide Price

On Application.

## Viewing

By appointment with Glenn Burrell, Finnegan Menton Ltd on 01 614 7900 or [gburrell@finnegamenton.ie](mailto:gburrell@finnegamenton.ie)



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