

# 1 WHITWORTH PLACE

DRUMCONDRA • DUBLIN 3





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*A delightful double fronted period home with all the charm of the Victorian era presented in excellent decorative order throughout ideally located in the heart of Drumcondra.*

## Accommodation

1 Whitworth Place is set back from the street behind wrought iron railings and a sizeable gravelled front garden. Extending to approximately 130 sq. m. / 1,400 sq. ft. over two floors, the attractive front door with fanlight opens into a welcoming entrance hall with beautiful tiled floors with matching reception rooms either side, both with original fireplaces, working shutters and ceiling corning.

There is a wonderful open plan kitchen / breakfast room at the rear of the house opening onto a paved patio garden, ideal for alfresco dining. This exceptionally bright and spacious living space features cream painted timber cabinets with Neff appliances and a bank of floor to ceiling units housing the gas fired boiler and washing machine. There is ample space for a large dining table in front of the floor to ceiling sliding doors onto the patio. Additional ground floor accommodation includes a modern fully tiled bathroom with high quality sanitary ware.

There are three large double bedrooms on the first floor, two at the front of the house overlooking the Royal Canal and featuring cast iron fireplaces.







Furthermore there is a modern fully tiled shower room to complete the accommodation. 1 Whitworth Place is presented in excellent decorative order throughout and could be moved into without further expense. Features include new double glazed sash windows, working shutters, gas fired central heating and an ADT alarm.

### **Location**

Whitworth Place is ideally located approx. 2.5km from the City Centre in the heart of Drumcondra village and all that it offers. Within moments are a plethora of trendy café's, restaurants and bars to include Le Petit Breton and Shouk. Drumcondra Train Station is nearby providing easy rail access into the City Centre. The Royal Canal is outside the door providing lovely waterside walks, the leafy Griffith Park is within 10 minutes as is Croke Park.



### Features:

- Double fronted Victorian house
- Overlooking the Royal Canal
- Excellent decorative order
- Period features
- Double glazed timber sash windows
- Gas fired central heating
- Alarm

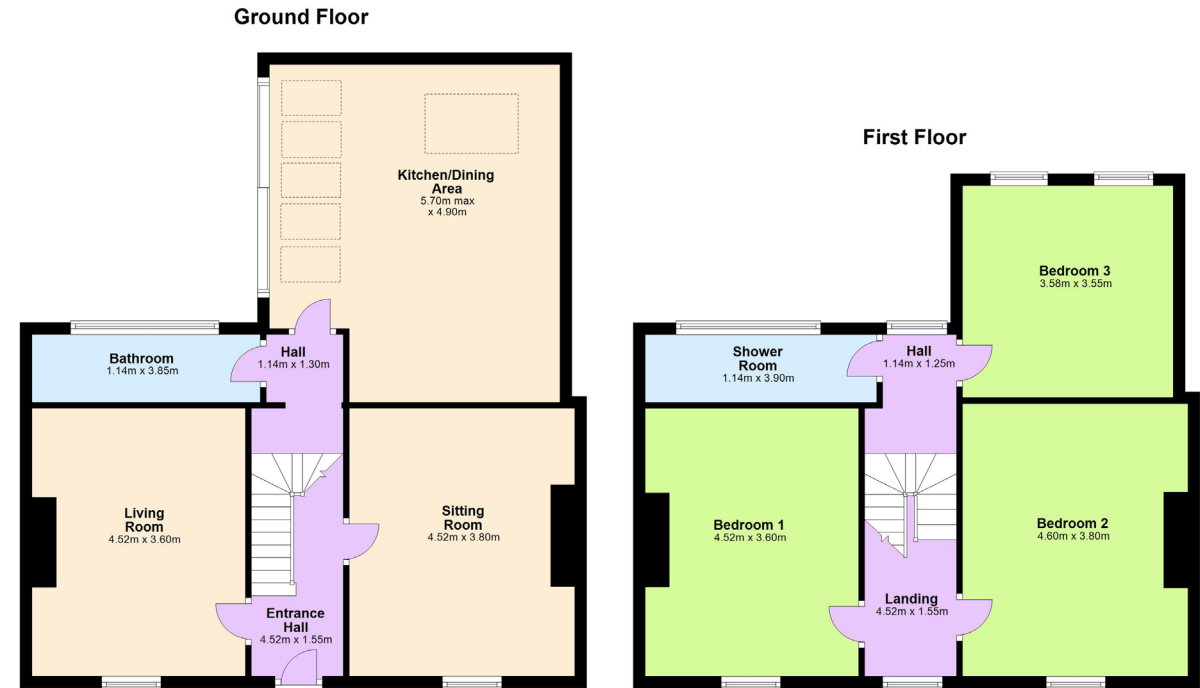
**Approximate Size:** 130 sq. m. / 1,400 sq. ft.

**BER:** D1

**BER Number:** 100556547

**Energy Performance Indicator:** 254.92 kWh/m<sup>2</sup>/yr

**Viewings:** By Appointment



#### NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of these floor-plans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such.

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