



59 Beaumont Road, Beaumont, Dublin 9

177 sq.m

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For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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59 Beaumont Road, Beaumont, Dublin 9

DNG are delighted to represent the sale of 59 Beaumont Road, Beaumont, Dublin 9, a truly magnificent 4 bedroom semi-detached residence with large double extension to the rear. This majestic home boasts an array of bespoke fixtures and fittings with no expense spared and has generous floor to ceiling heights throughout. The attractive detailed brick facade, solid oak flooring, original deep coving, double bays to the front living/drawing room, feature circular skylight in the sunroom and bespoke cream staircase are just a few of the stunning features of this unique property.

The jewel in the crown of this home is the amazing approx. 70 ft. long rear garden stocked with a selection of trees including mature Conifers, Japanese Maples, Bamboos, tall Evergreens, Copper Beeches, Laurels and Hollies. A man-made stream and pond with circulation system and bridge to the rear creates a tranquil outside setting. There is also an outside studio to the rear of the garden and a cosy wooden Japanese Tea Room to the side, ideal for alfresco dining.

The accommodation extends to a total floor area of approx. 1,905 sq. ft. and comprises entrance porch, hallway, living/drawing room, lounge/dining room, kitchen, sunroom, wc and side garage on ground floor level. Upstairs, first floor accommodates 4 spacious bedrooms (master en suite) a bathroom and a converted attic room.

No. 59 is located on the east side of Beaumont Road beside a host of amenities including Beaumont Hospital, DCU, primary and secondary schools, sporting clubs and excellent shopping at Artane Castle, Buttery Business Park and OMNI Shopping Centre with new Lidl supermarket. The area is also well serviced by a choice of bus routes and is convenient to the M50, M1 and Dublin Airport.

Accommodation

Entrance Porch - 1.44m x 1.86m Tiled floor, original coving.

Hallway - 1.62m x 5.16m
Tiled floor, original coving and archway, bespoke staircase.

Living/Drawing Room - 4.5m x 8.4m
Solid oak flooring, double bays to both front and side, decorative fireplace with marble hearth and gas inset.

Lounge/Dining Room - 2.8m x 6.3m
Solid oak flooring, feature brick fireplace with gas inset, built in bespoke sideboard with downlighters, coving, recessed lighting, double doors to sunroom.

Kitchen - 2.77m x 4.48m
Fully fitted cream kitchen, tiled floor and splashback, arched windows, downlighters.

Sun Room - 5.31m x 3.05m Tiled floor, feature circular skylight, recessed lighting, door to rear.

Downstairs WC - Fully tiled, WC.

Side Garage - 3.33m x 5.43m Electric up and over door, built in storage cupboards, plumbed for washing machine and dryer.

Landing - 1.58m x 5.37m
Carpeted, coving, turned staircase to attic room.

Bedroom 1 - 5.0m x 3.06m
Semi-solid wood flooring, built in sliderobes, coving, separate internal wc, raised en suite with deep sunk jacuzzi bath (overhead shower), WHB, bidet.

Bedroom 2 - 3.4m x 3.4m
Solid oak flooring, built in wardrobes, built in shower.

Bedroom 3 - 3.13m x 3.52m
Solid wood flooring, built in wardrobes and sink, built in shower, coving.

Bedroom 4 - 3.7m x 3.84m
Solid wood flooring, built in shelving and storage unit, coving.

Bathroom - Fully tiled, wc, whb, skylight.

Attic Room - 2.47m x 2.79m Carpeted, built in shelving, panelled walls and ceiling, velux skylight.

Outside Studio - Located to the rear of the garden, double glazed windows and door, fully wired and ideal as an outside office/study overlooking the amazing gardens.

Gardens - Walled in front garden with electric gates, cobble lock driveway and large side space to garage. To the rear is a stunning, secluded, private rear garden with a mature selection of conifers, evergreens, maples, bamboos, laurels and holly trees. There is also a man-made stream and pond with circulation system, bridge to the rear and a tranquil solid wood Japanese Tea Room.

BER: F BER No. 111505889
Energy Performance Indicator: 400.82 kWh/m²/yr



Features

- Double glazed uPVC windows.
- Attractive detailed brick facade.
- Gas fired central heating.
- Bespoke wood panelled walls throughout.
- Electric vehicular gates to front.
- Large side area with access to garage.
- Mature and fully secluded rear garden with stream, pond, Japanese Tea Room and outside studio.
- Generous parking to the front.



View By Appointment

Asking Price: €650,000

