



49 Whitethorn Road, Dublin 14 D14X230

110 m² / 1184 ft²



DOUGLAS NEWMAN GOOD

DNG

49 Whitethorn Road, Dublin 14 D14X230

Boasting a mature rear garden is this well presented Crampton built red brick home. Located on one of South Dublin's Premier Roads, this excellent family home offers an excellent address with an attractive exterior.

A porch leads to the inner hall which has accommodation off and a stairs to the level above. Two spacious reception are to the left, with the diningroom boasting a conservatory off which leads to the mature rear garden. A kitchen also leads to the garden via a side passage behind the garage. There is also two storage sheds and an outside wc.

On the first floor are three bedrooms along with a family bathroom. Neighbouring homes have benefited from the room above the garage for extending giving the option of further accommodation at this level which may be a possibility here subject to planning permission.

Accommodation

Porch - 1.5m X 1m

Entrance Hall - 5m X 2m

With accommodation off and stairs leading to first floor level. Understairs storage and alarm point.

Livingroom - 4.25m X 3.45m

Front facing reception room overlooking the garden with coving to the ceiling, TV point, sliding doors to diningroom & fireplace.

Diningroom - 3.88m X 3.42m

With coving to ceiling, TV point and fireplace.

Conservatory - 3.8m X 2.95m

Overlooking the rear garden and with door leading to same.

Kitchen 4m X 2.42m

Kitchen with solid fuel stove. Door to side passage.

Landing 2.58m X 2.45m

With accommodation off and attic access above.

Bedroom 1 - 4m X 3.57m

Front facing double bedroom with picture rail & fireplace.

Bedroom 2 - 3.8m X 3.52m

Rerr facing double bedroom with fireplace

Bedroom 3 - 2.4m X 2.27m

Front facing bedroom.

Bathroom - 2.5m X 1.95m

Bath, wc & whb. Part tiled.

Garage 5.66m X 3m

With up-and-over door leading from the driveway and with a door leading to the rear passage. Also located to the rear is a storeroom, coal-house and outside wc. Barna shed.

Outside

Gated entrance to driveway at the front. Lawns and shrubs. The rear garden is mostly walled in, mainly under lawns and has various plants and shrubs.

Features

- Premier address
- Crampton built home
- Extended to rear
- Mature rear garden
- Oil fired central heating (Gas available)
- Adjoining garage
- Walking distance of UCD, Donnybrook, Milltown & Luas

BER: E1

BER No. 109992388

EPI: 306.37 kWh/m²/yr



View By Appointment
Asking Price: €775,000

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