



84 Denvar Roebuck Road, Clonskeagh, Dublin 14, D14Y431

Beirne
& Wise

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For Sale By Private Treaty

Denvar is a most impressive, extended and modernised family home ideally located on Roebuck Road. The stylish and contemporary interior allows for great flexibility in layout with generous light filled accommodation over two levels. This stunning home retains many of its original features such as high ceilings, picture rails, tiled fireplaces and panelled doors synonymous with its 1940's era. The large multi-functional garden room, with clever design is a superb addition. There are many hand- picked and carefully selected finishes throughout with salvaged wide plank flooring, Italian marble shelving, antique brass wall lights, designer wall murals to name but a few.

The house is further complimented by landscaped gardens both front and rear with generous off-street parking to the front with raised beds and border hedging. The south facing rear garden (21M) is a joy, so well stocked with a variety of specimen plants to offer high and low colour for all the seasons with a large Indian Sandstone patio ideal for al fresco dining and relaxing.

The location is one of great convenience with an enviable range of facilities at hand; within minutes of Mount Merrion, Dundrum Town Centre, Milltown, and Clonskeagh. The M50 is easily accessible, and there are regular bus routes to the city and beyond. There is a selection of junior and senior schools nearby -both public and private. It is across the road from UCD and there is a large range of leisure and shopping amenities close by.



Special Features

- Floor area 164 sq. m. approx.
- Large (21m) south facing garden and patio
- Flexibility in layout
- GFCH
- Stunning design finishes throughout
- Unique designer bathrooms
- Stunning, multi-function garden Room extension

View

Strictly by appointment with the selling agents Beirne & Wise,
Fields Corner, Upper Churchtown Road, Churchtown, Dublin 14, T: 01 296 2444





Accommodation

PORCH

With attractive porcelain floor tiling and a feature mosaic tiled wall mural by Laura O'Hagan.

HALL

Welcoming hallway with polished timber flooring, access to principal rooms with understairs storage.

SHOWER/WET ROOM

This contemporary room has fully tiled walls and floor with underfloor heating, a chrome heated towel rail, wet room shower, wc and whb and a feature port hole window with a tiled inset.

LIVING ROOM

4.48m x 3.62 plus bay

Overlooking the front garden, this bay windowed room is full of light and retains original picture rails with a most impressive, tall Dublin Corbal white marble fireplace with a slate inset and hearth with polished brass surround.

TV ROOM

4.23m x 3.64m

Light filled family friendly space - with polished timber flooring, original feature tiled fireplace, Italian marble radiator and TV shelves, picture rails, fitted shelving and double doors lead to the Garden Room.

GARDEN/FAMILY/DINING ROOM

8.84m x 3.90m

This cleverly extended, light filled room allows for great flexibility in use with salvaged wide plank flooring, six Velux windows, Rationale windows with opening windows to the back and side, double doors to the rear patio and garden, and there is access to the kitchen and a granite serving/dining shelf in between.

KITCHEN

4.95m x 3.63m

This design led room features extensive floor level fitted units with De Bros polished granite worktops and centre island. There is a Stoves gas range, overhead extractor unit, integrated dishwasher and under counter fridge with a Bosch integrated microwave. There is a double sink unit, subway tiled splash back, recessed lighting and striking pendant style lantern lighting. The kitchen area features a tiled floor and the sitting area has wooden flooring and there is Waterford Stanley multi fuel stove inset. A back hall/lobby leads to:

HOME OFFICE/UTILITY

5.11m x 2.29m

This room is well lit being dual aspect with pine hardwood flooring, three Velux windows and there is fitted presses and shelving. It is plumbed for the washing machine. There are feature mahogany double glazed windows to the front elevation with feature porthole and linear windows here.

LANDING

With access to the hot press and the attic space.



BEDROOM ONE

4.48m x 3.62m plus bay

Principal bedroom overlooking the front with bay window, original tiled fireplace, picture rails and double built in wardrobes. It has a feature wall and there are two vertical radiators. There are wonderful views to the front across St Killian's and towards the city.

BEDROOM TWO

3.06m x 2.57m

This is a roomy single room to the front with fitted wardrobes, a wainscoting feature panelled wall, and fitted shelving and press.

BEDROOM THREE

4.22m x 3.65m

This is a large double room to the rear with wonderful garden views. There is an original feature tiled fireplace, built in wardrobes and picture rails.

BEDROOM FOUR

3.65m x 2.69m

A double room to the rear with original feature fireplace, built in wardrobes and views over the garden.

BATHROOM

Luxuriously appointed with reclaimed herringbone parquet flooring, wainscoting around the walls, a large painted vanity unit with marble shelf and recessed sink. There is a free-standing bath with chrome taps, a double walk-in shower unit, concealed cistern wc and a bidet. There are dual aspect windows, recessed ceiling lighting and two antique brass lantern style wall lamps.

OUTSIDE

The walled front garden offers generous off-street parking, with raised beds bordered by railway sleepers. It is landscaped with a variety of planting and hedging. There is a wood/bin store concealed to the front and lovely granite and sandstone block paving lead to the front door. To the rear is an oasis of calm with a large south facing rear garden. There are extensive beds with year-round colour and interest with a variety of specimen trees, plants and shrubbery. There are raised vegetable beds to the rear with a discreetly positioned steel shed. The extensive patio area complete with feature gazebo is a beautiful sun trap to entertain, dine and relax with Indian Sandstone paving. There is also a partially covered side passage, blocked off, but ideal for storing garden equipment.

BER DETAILS

Number 118459387

Output 287.5 kWh/m2/yr

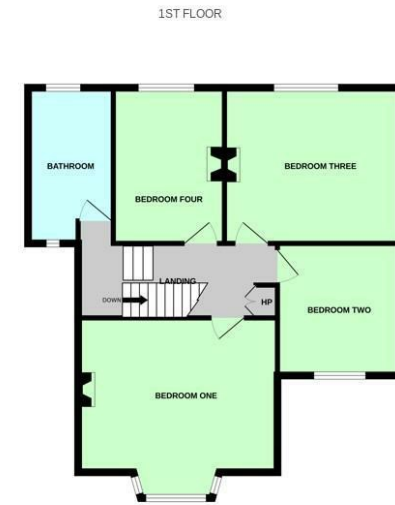








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