



BER E1

29 Church Road,  
East Wall,  
Dublin 3

owenreilly

For Sale By Private Treaty



## 29 Church Road, East Wall, Dublin 3

### DESCRIPTION

Most appealing, three bedroom, Victorian home c.1896 boasting a bright and spacious with period features such as high ceilings and original fireplaces. Ideally situated in a mature, residential neighbourhood with a host of amenities on the doorstep and on the doorstep of the city centre and Docklands. Number 29 benefits from a modern extension to rear, gas fire central heating, ample on street parking and a generous garden. The accommodation comprises on the ground floor of a hall, living room with original cast iron fireplace, modern bathroom, open plan living/dining/kitchen room with access to garden. On the first floor there are three double bedrooms with original feature fireplaces. This delightful property must be viewed to be appreciated.

### LOCATION

At the north-eastern corner of Dublin's North Docklands is East Wall, an established residential community with great personality. In contrast with the soaring office and apartment buildings of the IFSC, it is a low-rise area with housing stock comprising largely two-storey terraced homes with apartment developments dotted around the boundaries. At the heart of East Wall, conveniently close to the Lidl and Aldi

supermarkets on East Wall Road. 29 Church Road would be a most convenient base for commuters who use the Port Tunnel or East Link Bridge – each a five-minute drive from the house and also those working in the city centre.

### FEATURES

- Bright and spacious interior
- Charming three bedroom home
- Extension to rear
- Gas fired central heating
- High ceilings
- On street car parking
- Period features
- Planning permission for second floor extension to rear
- Superb location adjacent to a host of amenities

**FLOOR AREA:** C. 103 SQ. M.

**BER:** E1

### NEGOTIATORS

Owen Reilly & Steven Quinn



## ACCOMMODATION

### Entrance hall

(5.46m x 1.11m)

Inviting entrance hall with high ceilings and tiled flooring.

### Storage

(1.8m x 1.63m)

Under-stairs storage space.

### Sitting room

(4.48m x 3.36m)

Bright room featuring a timber floor, large window and original cast iron fireplace.

### Kitchen/dining room

(5.75m x 5.23m)

Excellent space with access to rear garden, roof windows that floods the room with natural light. Kitchen fitted with range of wall and floor units, appliances including dishwasher, Smeg fridge/freezer, washing machine, microwave, oven, gas hob and extractor fan.

### Bathroom

(2.21m x 1.66m)

Featuring a white three piece suite including both a bath and separate shower cubicle.

### Master bedroom

(3.87m x 3.54m)

Spacious double bedroom with built in wardrobe, original fireplace and timber flooring.

### Bedroom 2

(3.43m x 2.99m)

Double bedroom with built in wardrobe and original fireplace.

### Bedroom 3

(3.45m x 2.39m)

Bedroom with timber flooring



# owenreilly

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