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For Sale by Private Treaty



18 Home Villas, Donnybrook, Dublin 4

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For Sale by Private Treaty

18 Home Villas, Donnybrook, Dublin 4



Located beside the gates to Herbert Park, Allen & Jacobs brings to the market this lovely red brick period property which has been extensively remodelled, refurbished & extended to the rear. Providing c.64sqm/690sqft of accommodation which has been cleverly designed to maximise the light and space through its full-length floor to ceiling concertina doors, bringing the outside terrace into the living space.

Presented in excellent condition throughout, some notable features include; upgraded kitchen & shower room, new internal doors, double glazed windows, extensive use of solid walnut timber floors, generous built in & fitted wardrobes and a secluded westerly sit out terrace.

Nearby amenities include a selection of local shops, playgrounds, boutiques, restaurants, bars, RDS, Aviva stadium, UCD, RTE, St. Vincent's hospital, Elm Park golf club, Old Belvedere/ Old Wesley Rugby Clubs, David Lloyd fitness club to name just a few. An excellent selection of primary & secondary schools are surrounding and the city centre is within easy walking distance. The QBC corridor is on your doorstep allowing easy access to the city centre, South Dublin and airport (via Aircoach).

Accommodation briefly comprises entrance lobby, living room, kitchen area, dining area & under stairs utility unit. Upstairs are 2 double bedrooms and shower room.

At A Glance

- Refurbished period redbrick property
- Full length floor to ceiling concertina doors
- Well laid out accommodation c.64sqm/690sqft
- Westerly sit out terrace with timber effect tiling
- Feature timber clad staircase
- Extensive use of solid walnut flooring
- Presented in excellent condition
- Resident on street permit parking
- GFCH
- Double glazed windows
- Under stairs utility press (plumbed for washing machine)
- Beside Herbert Park & a range of local amenities
- Beside QBC & Aircoach
- Easy walking distance to city centre
- Close to UCD



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
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Notes:

Accommodation

Entrance/lobby: Solid walnut floor

Kitchen area: 3.3 x 1.9 Fitted eye & floor level press units, Slate worktop & splashback, oven, hob, extractor fan, integrated microwave, stainless steel under bowl sink, integrated dishwasher, solid walnut floor; recessed lighting

Living room: 4.4 x 4.3 Solid walnut floor; natural stone fireplace with built in gas fire, built in entertainment unit, recessed lighting, under stairs storage & utility press (plumbed for washing machine)

Dining area: 4.1 x 2.2 Solid walnut floors, recessed lighting, access to terrace

Terrace: 4.1 x 1.9 Timber effect tiled floor with concealed drainage, floor & wall lighting, boiler unit

Upstairs

Landing: Access to attic, recessed lighting, large velux roof light

Bedroom 1: (rear) 3.5 x 3.2 Built in wall to wall wardrobes & storage

Bedroom 2: (front) 2.8 x 2.6 Fitted double wardrobe

Shower room: 2.6 x 1.4 Fitted shower cubicle with pumped shower; fully tiled walls & floor; fitted whb with under storage, wc, heated towel rail, velux roof light, recessed lighting

Outside

To the front is on street resident permit parking. To the rear is a sit out terrace accessed via full length floor to ceiling concertina doors.



Negotiator

Gary Jacobs MSCSI MRICS