



25 Mount Eden Road, Donnybrook, Dublin 4.

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate agent are delighted to present this uniquely attractive and elegant red brick semi-detached family residence, situated in the heart of Dublin 4.

This exceptional semi-detached family home, extending to c. 133m² / 1,432 sq.ft., offers generous proportions throughout with a light filled interior. Internally, the property, which has been well maintained, retains many original features and offers the discerning purchaser an opportunity to acquire a property of distinction in a highly sought after location. All in all, this charming townhouse will ensure that the purchaser of this fine home will be acquiring a residence within a leisurely stroll of Donnybrook Village.

Enjoying an enviable location in the heart of Donnybrook Village, just off Morehampton Road, this beautifully presented property is convenient for all local amenities including Donnybrook Fair and a host of boutique shops and restaurants. Its' location near the junction of Morehampton Road and Donnybrook Road places it in close proximity to the city centre while availing of the myriad of amenities Dublin 4 has to offer. The locality is home to some of Dublin's finest schools including Muckross, St. Conleths, Teresians, Sandford Park and St. Michaels to

name but a few.

Viewing is highly recommended.

SPECIAL FEATURES

- » Beautifully presented four bedroom red-brick period residence.
- » On street resident disc parking (Subject to Dublin City Approval).
- » Rooms of generous proportions extending to approx. 133 sq.m. / 1,432 sq.ft.
- » Many original features retained.
- » Fully alarmed.
- » Walled and paved rear garden with all day sunny orientation.
- » Within walking distance of Donnybrook Village and all its amenities including Donnybrook Fair, boutique shops and restaurants.
- » Some of the finest schools in Dublin on your door step including Muckross, St. Conleths and Teresians.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

1.70m (5'7") x 7.48m (24'7")

Accessed via hall door with feature stained glass, this lovely welcoming hallway retains original wooden floors, dado rail and cornicing.

DRAWING ROOM

4m (13'1") x 3.9m (12'10")

Spacious drawing room with wooden flooring, cornicing, ceiling centre rose and marble open fireplace. Feature Bay Window 2.57m (8'5") x 0.99m (3'3"). Interconnecting door leading to:-

DINING ROOM

3.9m (12'10") x 3.76m (12'4")

Ideal for entertaining with cornicing, ceiling centre rose, wooden floor and cast iron open fireplace.

KITCHEN/BREAKFAST ROOM

3.43m (11'3") x 7.87m (25'10")

Beautifully presented country style kitchen with terracotta floor tiles and feature brick fireplace and breakfast bar. Offering an array of wall and base fitted kitchen units with integrated oven, hob and extractor fan, Bosch dishwasher and Bosch washing machine. Velux window offers extra natural light while under stair cupboard give benefit of extra storage space. Double fronted doors leading to side and rear garden.

FIRST FLOOR

LANDING

Hotpress with attic access.

BATHROOM

1.55m (5'1") x 3.47m (11'5")

Incorporating bath with shower, w.c. and wash hand basin.

BEDROOM 4

3.09m (10'2") x 2.4m (7'10")

Overlooking the rear garden with feature cast iron fireplace.

BEDROOM 2

3.94m (12'11") x 4.04m (13'3")

Also overlooking the rear garden with feature cast iron fireplace, wooden flooring and cornicing.

BEDROOM 3

2.42m (7'11") x 4.04m (13'3")

Featuring cast iron fireplace with cornicing and wooden flooring.

BEDROOM 1

3.45m (11'4") x 4.10m (13'5")

Spacious double bedroom with cast iron fireplace, fitted wardrobes, wooden flooring, cornicing and attic access.

OUTSIDE

FRONT GARDEN

Bordered by cast iron railings with small garden pathway leading to the hall door. West facing orientation with an array of shrubs and plants.

BACK GARDEN

7.3m (23'11") x 9.7m (31'10") and 3.62m (11'11") x 8.08m (26'6").

Walled and well maintained garden with side entrance and feature flower bed. Paved area for al fresco dining and Barna shed.









BER DETAILS

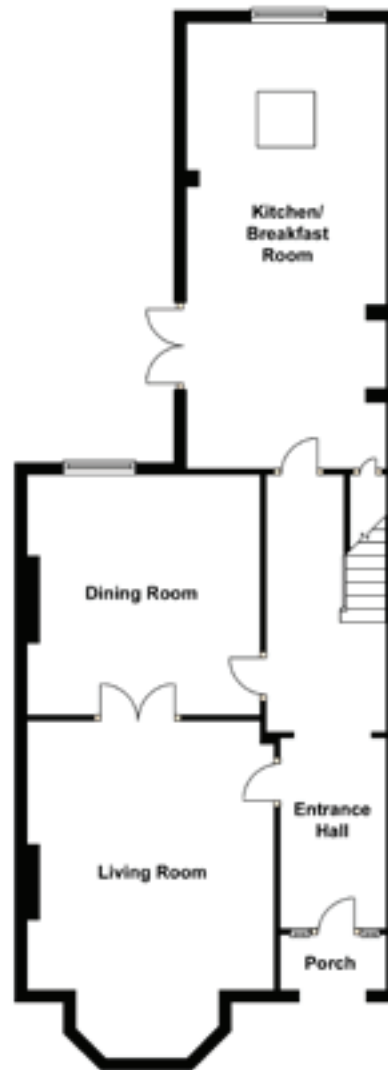
BER: F
BER Number: 107265886
Energy Performance Indicator:
436.48 kWh/m²/yr

DIRECTIONS

Coming from the city centre travelling along Morehampton Road towards Donnybrook Village, take a right turn onto Mount Eden Road. Follow the road down and around to the left and No. 25 is on the right hand side.

VIEWINGS

Strictly by prior appointment only with sole selling agent, Hunters Estate Agent, City Centre on 01 668 0008 or email: info@huntersestateagent.ie



GROUND FLOOR PLAN

Not to scale. For identification purposes only.



FIRST FLOOR PLAN

Not to scale. For identification purposes only.

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PSRA Licence no: 001631



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