



**11 CIAN PARK, DRUMCONDRA, DUBLIN 9**

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FANTASTIC 3 BED MID TERRACE FAMILY HOME

**BER** D1

**REA**  
**GRIMES**



## FOR SALE BY PRIVATE TREATY

### 11 Cian Park, Drumcondra, Dublin 9

#### SPECIAL FEATURES

- Fantastic 3 bed mid terrace family home • Approx. 120 sq m / 1,292 sq ft • Private enclosed sunny rear garden
- Convenient and sought-after location • Large attic with Velux window

#### DESCRIPTION

REA Grimes Clontarf are thrilled to present to the market 11 Cian Park, a deceptively spacious 3 bed mid terrace family home in this most desirable of locations in a quiet cul-de-sac. This delightful home has many original features which include high ceilings, solid wood floors, and original fireplaces to name but a few. This home has been well-maintained and cared for, and yet retains plenty of charm.

Built in 1942, the light filled accommodation extends to approx. 120 sq m / 1,292 sq ft and comprises in brief of an entrance hall, two interconnecting reception rooms, kitchen, sunroom and shower room on the ground floor, while upstairs there are 3 bedrooms and a bathroom. A large, floored attic completes the accommodation inside. Outside there is a large shed in use as a utility, and the property further benefits from off-street parking in the front driveway, and a private enclosed rear garden. Situated in Drumcondra, the location could not be better. Cian Park is a small development hidden off the main Drumcondra Road – a lovely cul-de-sac set off the beaten track and yet only a stone's throw from the vibrant main road with its numerous restaurants and boutiques.

There is a great choice of both primary and secondary schools in the vicinity, and DCU St. Patrick's Campus is also nearby. The area is well-served by excellent transport links to the City Centre and beyond, with a quality bus corridor on the Drumcondra Road. Drumcondra Train Station, which will benefit greatly by recently announced investment in DART services, is only a 10 minute walk away. The M1 / M50 interchange and Dublin Airport are also easily accessible.

In terms of local amenities, the property is walking distance to Griffith Park, Croke Park, Botanic Gardens to name but a few, and O'Connell Street is only 2km away.





## ACCOMMODATION

### Entrance Hall:

Bright and welcoming hall with solid wood flooring and ample under stair storage

### Reception Room 1 and 2:

Two impressive interconnecting reception rooms, the first one with a lovely bay window, both with solid wood floors, two feature open fireplaces (wooden mantel and original tiled surround), and coving. The second reception room leads into the sunroom.

### Kitchen:

Bespoke solid wood kitchen with Belfast sink, original cast iron fireplace, granite countertops, integrated oven, hob, fridge, and dishwasher, complete with terracotta floor tiles

### Sun Room:

Large, bright dual aspect room, with Velux windows and flooded with natural light. Currently used as a family room and dining room, this part of the house would suit a number of uses. Sliding doors lead out to the garden

### Shower Room:

Complete with tiled floor, wash hand basin, WC, and electric shower

### Bedroom 1:

Large double bedroom overlooking the rear garden, with solid wood floors and picture rail

### Bedroom 2:

Double bedroom overlooking the front of the property, with solid wood floors, picture rail, and built-in storage

### Bedroom 3:

Generous single bedroom, with solid wood floors, picture rail, and built-in storage

### Bathroom:

Fully tiled bathroom with WC, wash hand basin, and bath with power shower

### Attic:

Large, floored attic with Stira pull down ladder and Velux window giving plenty of natural light. Providing an additional approx. 20 sqm of storage space, and suitable for conversion subject to planning permission.

### Shed:

Located in the garden there is a large shed in use as a utility room, with electrical connection, plumbed for washing machine, with sink, storage, and boiler



## OUTSIDE

To the front there is off-street parking, paved with Liscannor stone, and bordered with flowerbeds and mature shrubs. To the rear there is a private enclosed sunny east facing garden, with a new wooden decked seating area, Indian sandstone paving, and bordered with flower beds – with views of the River Tolka.

## SERVICES

- Gas fired central heating
- Monitored alarm with app
- Off-street parking
- Rear garden
- Bespoke solid wood radiator covers throughout

## BER DETAILS

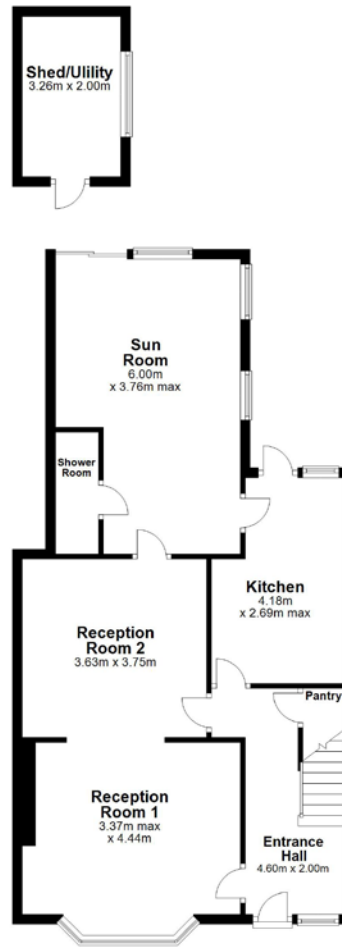
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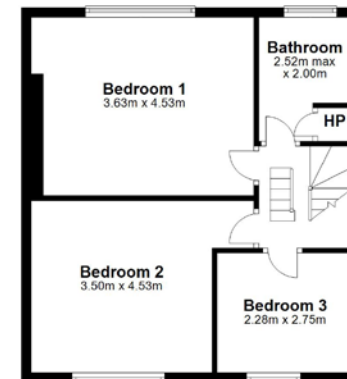
Energy Performance Indicator: 240.41 kWh/m<sup>2</sup>/yr



**Ground Floor**  
Approx. 73.5 sq. metres



**First Floor**  
Approx. 47.2 sq. metres



FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE.  
Plan produced using PlanUp.

**Second Floor**  
Approx. 0.0 sq. metres



**REA**  
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