



37 Beresford Avenue, Griffith Avenue,
Drumcondra, Dublin 9

127 sq.m

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For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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37 Beresford Avenue, Griffith Avenue, Drumcondra, Dublin 9

DNG are delighted to represent the sale of 37 Beresford Avenue, Drumcondra, an original four bedroom detached family home with a stunning light-filled kitchen/family room extension to the rear. This spacious home extends to approx. 127 sq. m./ 1,367 sq. ft. and boasts a private south-west facing rear garden with decked area. The layout of this property is ideal for families those who like to entertain as the large rear family room has french doors opening onto the rear garden and a play room just off it.

The accommodation comprises a spacious entrance hallway, living room, extended kitchen/dining/living room, playroom, storage room and downstairs wc on ground floor level. Upstairs, first floor accommodates three bedrooms with the master bedroom extended to include bedroom 4, an en suite and bathroom.

Beresford is an exclusive development of detached family homes located just off Griffith Avenue, Drumcondra. This highly sought after location has excellent local services and amenities nearby with a choice of primary and secondary schools including Ard Scoil Ris, St Vincent de Paul (Primary and Girls), Scoil Mhuire BS, St. Patrick's BS, Maryfield Girls Secondary School, Dominican College and Mount Temple. There are also many local shops, restaurants, cafes, pubs, boutiques, parks, sports and recreational amenities close by. Drumcondra Village is with short walking distance along with St Pat's College and DCU. Dublin city centre is easily accessible and only 2 kms distance away. Viewing is highly recommended.

Accommodation

Entrance Hallway - 5.75m x 1.96m
Tile floor, understairs storage, coving.

Living Room - 5.4m x 3.63m
Tiled floor, feature marble fireplace, bay window, coving, ceiling rose.

Extended Kitchen/Dining Room - 7.84m x 5.71m
L-Shaped room, tiled floor and splashback, fully fitted cream high gloss kitchen, french doors to rear garden, 3 x velux skylights.

Play Room - 3.51m x 2.45m
Tiled floor, built in high gloss cream units.

Storage Room - 2.85m x 0.87m

Downstairs WC -
Tiled floor and splashback, wc, whb.

Landing -
Carpeted, attic hatch.

Bedroom 1 - 5.6m x 4.19m
Incorporates bedroom 4 as a walk in wardrobe/dressing area, carpeted, built in wardrobes and sliderobes.

En Suite - 2.43m x 1.4m
Fully Tiled, wc, whb, corner shower.

Bedroom 2 - 3.42m x 2.89m
Laminate wood flooring, built in sliderobes.

Bedroom 3 - 3.0m x 2.67m
Laminate wood flooring, built in wardrobes.

Bedroom 4 -
Currently in use as walk-in wardrobe/dressing area for bedroom 1.

Bathroom - 1.69m x 1.7m
Fully tiled, wc, whb, corner shower.

Gardens -
Sunny south facing rear garden with garden shed, decked area and mature trees. Pedestrian side access on both sides.

BER:D2
BER No. 106424138
Energy Performance Indicator:272.93 kWh/m²/yr

Features

- Double glazed uPVC windows.
- Gas fired central heating.
- Large rear extension.
- Sunny south west facing rear garden.
- Generous off street parking to the front.
- Exclusive development of detached family homes located just off Griffith Avenue.

View By Appointment

Asking Price: €700,000

