



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be made as to their availability or efficiency on the date.  
Made with Mapbox 02/18

82 Calderwood Road, Drumcondra, Dublin 9

134 sq.m

BER D2

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

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# 82 Calderwood Road, Drumcondra, Dublin 9

DNG are proud to present to the market No. 82 Calderwood Road a superb four-bedroom family home located in this prime and highly sought-after location just off Griffith Avenue. The property which was built in the 1950's has been very well maintained and lovingly cared for over the years and offers bright and spacious accommodation with a garage to the side and a wonderful 90 ft garden to the rear. There is wonderful scope to further extend and create a fabulous home (subject to planning permission). Ideally located on a quiet cul-de-sac this property is sure to appeal to families and young professionals looking for their "forever home".

This is a much sought after location not only because of its close proximity to the city centre but also for the excellent choice of primary and secondary schools nearby including Ard Scoil Ris, St Vincent de Paul (Primary and Girls), Scoil Muire, Maryfield Girls School, Dominican College and Mount Temple. There are also many local shops, restaurants, cafes, pubs, boutiques, parks and sporting amenities nearby including St Vincent's GAA and Westwood Gym. The seafront promenade and Dart station in Clontarf are a mere 20-minute walk. Dublin city centre is a close 3 kms distance with Beaumont Hospital and DCU a five-minute drive. Dublin Airport, M1 and M50 motorways are within easy access. Locations don't really come much better than this!

Viewing is highly recommended to those seeking a lovely family home in a prime and most settled neighbourhood.

## Accommodation

Storm Porch - 0.61m x 1.57m Tiled floor.

Entrance Hall - 4.46m x 1.78m Carpet flooring, under stairs storage and coving.

Front Reception Room - 3.78m x 3.36m Feature bay window, carpet flooring, attractive tile fireplace, coved ceiling and rose, interconnecting doors to rear reception room.

Rear Reception Room - 4.12m x 3.64m Carpet flooring, tiled fireplace, coving, ceiling rose, sliding doors to rear garden.

Dining Room - 3.02m x 4.31m Carpet flooring, tiled fireplace, room opens to extended kitchen to the rear and garage to the front.

Kitchen - 2.55m x 4.28m Light filled dual aspect kitchen with fitted wall and base units and linoleum flooring.

Utility Room - 2.53m x 1.99m Tiled floor, shelving, plumbed for washing machine, door opens to rear garden, wc off.

Guest WC - 0.78m x 2.03m Tiled floor, wash hand basin and wc.

Landing - 4.97m x 1.78m Carpet flooring, picture window to the front, access hatch to attic area (pull-down ladder and partially floored) and a hot press.

Bedroom 1 - 3.0m x 3.63m Double room to the front with feature bay window, carpet flooring, built in wardrobes and original tiled fireplace

Bedroom 2 - 4.12m x 2.91m Double room to the rear with carpet flooring, modern built in wardrobes and wash hand basin

Bedroom 3 - 4.53m x 2.33m Double room to the front with carpet flooring

Bedroom 4 - 3.52m x 2.34m Single room to the rear with carpet flooring

Bathroom - 1.65m x 2.51m Tiled wall and floor, walk in shower double, wash hand basin and storage press.

WC - 1.39m x 0.08m Separate WC with tiled wall and floor.

Garage - 5.14m x 2.38m Double doors to the front. Provides for additional storage.

### Garden

Front; Cobble locked driveway with parking for four cars, attractive flower beds with a range of shrubs and plants.

Rear: Wonderful 90 ft (approx) rear garden which is fully walled and with a cobble lock pathway, sunny patio area, manicured lawn and a variety of beautiful trees, hedging, shrubs and plants.

BER: D2 BER No. 101726859

Energy Performance Indicator: 280.49 kWh/m<sup>2</sup>/yr

## Features

- SUPERB 4 BEDROOMED FAMILY HOME
- SITUATED IN A PRIME AND HIGHLY SOUGHT AFTER LOCATION
- QUIET CUL DE SAC LOCATION
- LARGE 90 FT REAR GARDEN
- QUIETLY SMART INTEGRATED VACUUM CLEANER
- EXCELLENT SCOPE TO FURTHER EXTEND (SUBJ. PP)
- GARAGE TO THE SIDE
- DRIVEWAY OFFERING OFF STREET PARKING FOR FOUR CARS
- GAS FIRED CENTRAL HEATING
- CLOSE TO MOST OF LOCAL AMENITIES AND SERVICES
- DUBLIN CITY 3KM AWAY
- DUBLIN AIRPORT, M1 AND M50 ALL WITHIN CLOSE PROXIMITY

View By Appointment

Asking Price: €595,000

