

For Sale
By Private Treaty

grimes[®]

Guide Price

€550,000



46 O`Daly Road, Drumcondra, Dublin 9

- Charming 3 bed mid terraced house in excellent condition
- Approx. 100 sq m / 1,076 sq ft
- Convenient, quiet and sought-after location
- West facing rear garden with rear laneway pedestrian access
- Driveway with off-street parking to the front

BER D1



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PSRA Licence No: 001417

Description

No. 46 is a mid-terrace pebble-dashed home with great character, measuring approx. 100 sq m / 1,076 sq ft. Internally the property is bright and well laid out. Accommodation briefly comprises entrance hall, shower room, reception room, living room and extended kitchen / dining room all downstairs. While upstairs there are 3 bedrooms and a family bathroom. The low maintenance rear garden is west facing and laid in lawn and there is a driveway for off-street parking to the front.



O`Daly Road enjoys an excellent and most convenient location. There are a variety of local amenities within walking distance including both primary and secondary schools and outdoors amenities such as Griffith Park and the famous Botanic Gardens, in addition to a variety of sport options. Drumcondra Village with its range of shops, cafes, bars and restaurants is just a short stroll from the property. DCU, Beaumont, Temple Street and The Mater Hospitals can all be easily accessed as well as the City Centre. There are good Transport Links with many bus routes available on the nearby Swords & St. Mobhi Roads, serving the City Centre and beyond. The M1, M50 and Dublin Airport can all be reached within a matter of minutes.



Accommodation

Entrance Hall:

Welcoming entrance hall, with wooden flooring

Shower Room:

Fully tiled, with walk in shower, WC and wash hand basin. Plumbed for washing machine

Reception Room:

Bright living room located to the front of the house, with wooden flooring and feature fireplace with cast iron and tiled surround



Living Room:

Cosy living area with wooden flooring and fireplace

Kitchen:

Extended modern kitchen with a range of built-in units at eye and counter level, breakfast bar, oven, microwave, gas hob and extractor fan. Ample dining space and double doors leading to rear garden

Bedroom 1:

Double bedroom Located to the front of the house with built-in wardrobes and wooden flooring

Bedroom 2:

Double bedroom Located to the rear of the house with built-in wardrobes and wooden flooring

Bedroom 3:

Single bedroom located to the front of the house With wooden flooring

Outside:

To the rear is a low maintenance west facing garden of approx. 60 ft in length laid in lawn with patio and rear laneway pedestrian access. To the front is a driveway for off-street parking.

Services:

- Gas Fired Central Heating
- West facing rear garden with laneway access
- Driveway with off-street parking
- Burglar alarm

BER Details:

BER: D1

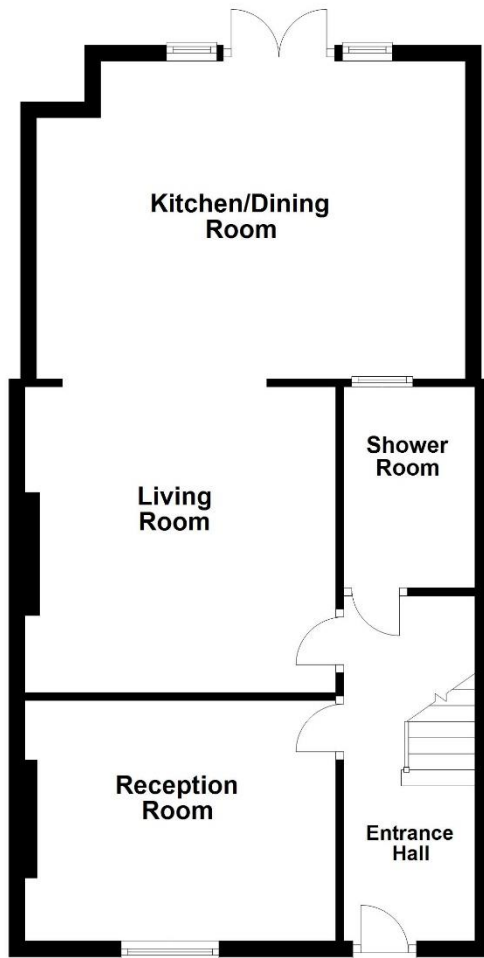
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Energy Performance Indicator: 256 kWh/m²/yr



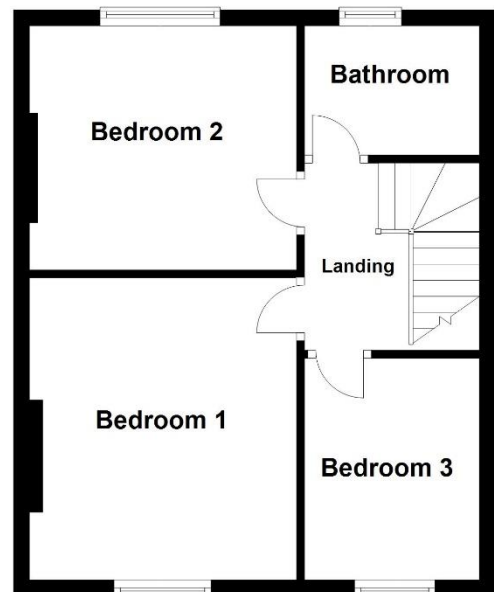
Ground Floor

Approx. 61.1 sq. metres



First Floor

Approx. 39.8 sq. metres



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