

BER F



DUBLIN 9 | Derryshall, Calderwood Grove, Drumcondra

Lisney









01-853 6016

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Derryshall is a four bed detached L-Shaped bungalow situated on Calderwood Grove, a quiet residential road neatly tucked away off Calderwood Road running parallel with Griffith Avenue. The property is afforded a great deal of privacy and enjoys a uniquely tranquil setting in this most sought after location. The gardens are well stocked with mature trees, hedges and shrubs and a cobble lock drive provides ample off-street parking. The side garden is set in lawn with a predominantly west facing aspect and is accessed from the kitchen/breakfast room and from two bedrooms via sliding patio doors.

The accommodation is immaculately presented, well-proportioned and captures an abundance of natural light throughout. The reception rooms and kitchen radiate to the right off the entrance hall while the bedrooms are accessed via the hallway to the left. There are two reception rooms interconnecting via an archway. The kitchen/breakfast room has a stylish fitted kitchen with a stairs accessing an attic room. There are four beds, an en suite shower room and a fully tiled family bathroom. There is gas fired central heating. All the windows are uPVC double glazed.

This is undoubtedly an unrivalled opportunity to acquire a spacious detached family residence; constructed c. 1950's and set amid sheltered level lawn gardens bordered by mature trees which provide an enviable degree of privacy and a tranquil ambiance. The property has the additional benefit of having two separate front entrances, offering potential to easily convert one portion of the home into a granny flat.

The bustling thoroughfare of Drumcondra provides a choice of shops, restaurants, cafes and amenities, as well as having excellent primary and secondary schools. The local area is well serviced by public transport and Drumcondra train station is within a ten minute walk of the property. Dublin city centre and the IFSC are also within relative walking distance. Dublin Airport is a fifteen minute drive north of the property as is the M50 motorway which provides easy access to Dublin and the surrounding counties

## Features Include

- Superbly presented and spacious family residence
- Picturesque and abundantly stocked tree lined gardens
- Excellent off-street car parking to front
- Very prestigious and extremely private setting on this exclusive road
- Elegantly proportioned accommodation throughout
- Bright and spacious reception areas
- Four bedrooms
- Gas fired central heating
- Floor area approx. 105 sqm (1,132 sqft) (not including attic room)





## Accommodation

**ENTRANCE HALLWAY:** 2.75m x 2.30m and

**INNER HALLWAY:** 10.60m x 1.00m with mosaic tiled floor. Door to

**LIVING ROOM:** 3.70m x 4.30m with cast iron antique fireplace with ornamental floral tiled inset and ornate mahogany surround. Original wooden flooring. Double doors opening into

**DINING ROOM:** 3.70m x 3.15m with original wooden flooring, window overlooking the side garden.

**KITCHEN:** 3.45m x 5.25m with contemporary fitted kitchen, plumbing for a dishwasher and washing machine and door to side passage. Stairs to attic room.

**BEDROOM 1:** 2.95m x 3.15m with built-in wardrobes and dressing table. Patio door to garden.

**BEDROOM 2:** 3.05m x 3.40m with marble fireplace with mahogany surround and gas 'coal effect' fire. Patio door to garden.

**BEDROOM 3:** 3.75m x 2.45m with built-in wardrobes and

**EN SUITE BATHROOM:** (1.35m x 2.00m) with bath, w.c., w.h.b., tiled floor and tiled wall.

**BEDROOM 4:** 2.15m x 2.85m

**BATHROOM:** 2.95m x 1.65m fully tiled bathroom with three piece white suite bath with electric shower, w.c. and w.h.b.

**ATTIC ROOM:** L shaped attic room accessed from the kitchen.







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**BER INFORMATION**

BER: F  
BER No: 110175908.  
EPI: 426.84 kWh/m<sup>2</sup>/yr.

**EIRCODE**

D09 T277.

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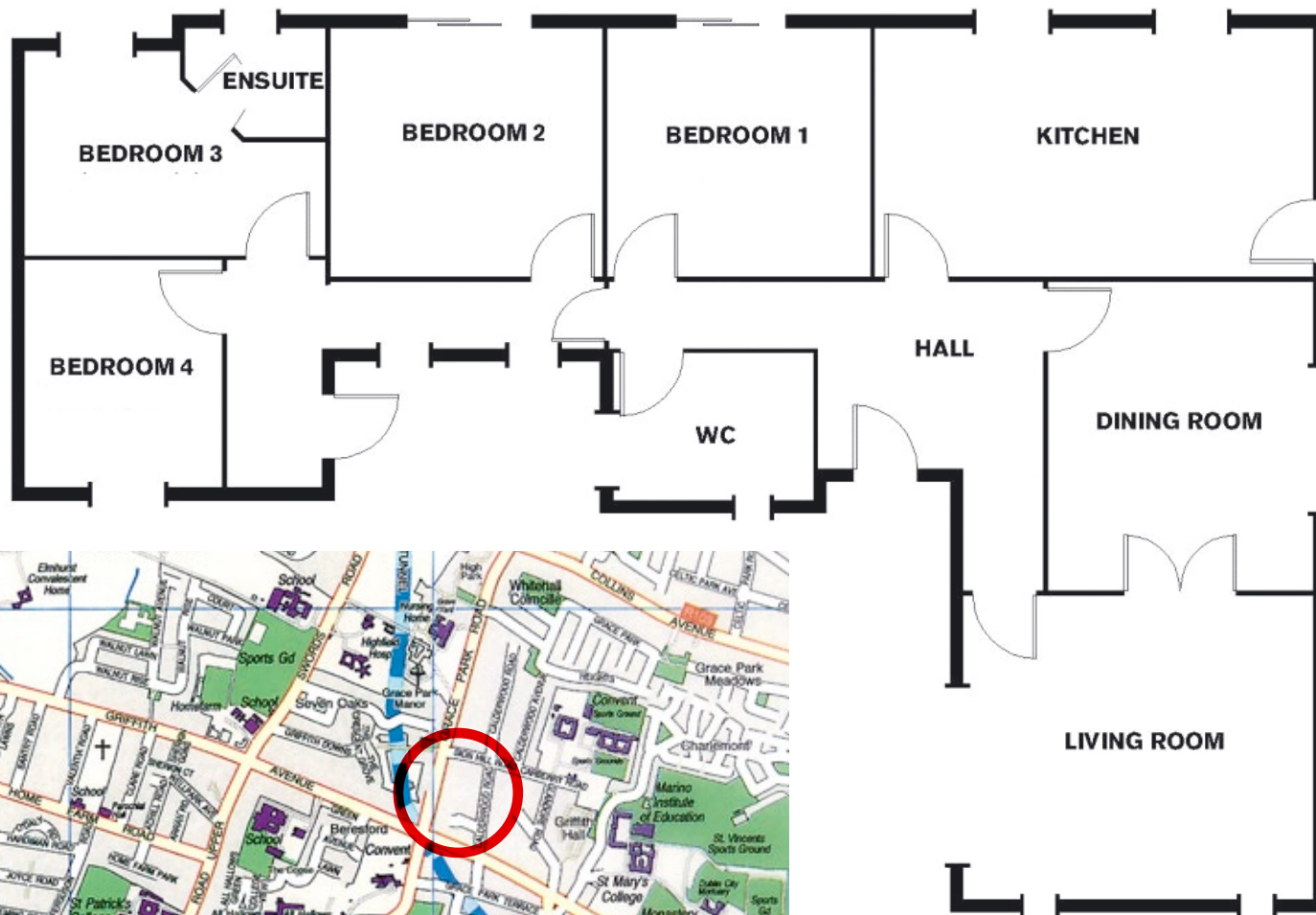
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**FLOOR PLANS**

NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY







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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney, PSRA No. 001848