

BER D1



DUBLIN 3 | 13 Northbrook Terrace

Lisney



13 Northbrook Terrace is a charming red brick period home set in a secluded location within walking distance of Dublin's City Centre. Behind the red brick façade the light filled accommodation offers a contemporary feel while maintaining charming original features such as high ceilings, ceiling coving, beautiful cast iron fireplaces and antique style radiators. The welcoming entrance hallway is finished with beautiful American Oak flooring, a fan light above the door floods this space with natural light, this leads through to two spacious interconnecting reception rooms, from here the garden is accessed through French doors. The kitchen is located at the end of the hallway this space is fitted with modern high gloss wall and floor units there is plumbing for a dishwasher and washing machine. Ample dining space creates an ideal place to relax. A feature floor to ceiling window floods this space with natural light. French doors lead to the garden. Upstairs there are two generous double bedrooms both with feature fireplaces, sash windows and American Oak flooring. The bathroom on the return with feature roll top bath completes the accommodation on this level. The further appeal of this charming home is the converted attic space, flooded with natural light with the aid of sky lights, it offers an ideal space for a wide variety of uses.

Outside the secluded south facing rear garden is low maintenance, its laid in gravel and features a raised patio area making this sun trap an ideal space to dine alfresco. The ideal location ensures this charming home is walking distance to Connolly Station for Dart & Luas with the Cross-City Luas stop at Marlborough Street, IFSC and the Dublin Dockland's also accessible on foot. There are numerous shops, restaurants and schools in the immediate locality. The Mater hospital, O'Connell Street and city colleges are all easily accessible on foot. All in all, this is an ideal city base, sound investment or charming home for potential buyers and is sure to have broad appeal.

Features

- ◆ Sash Windows
- ◆ Bright and Spacious interior
- ◆ Numerous original features to include
- ◆ Cast Iron Fireplaces, High Ceilings and Ceiling Coving
- ◆ Gas Fired Central Heating
- ◆ South facing low maintained rear garden with raised patio
- ◆ Ideally located within walking distance of Dublin's City Centre and The IFSC
- ◆ Total floor area 96 sq.m (1,033sqft) excluding the attic room of approx. 22sqm (236sq ft)

Accommodation

ENTRANCE HALLWAY: 1.40m x 5.80m (4'7" x 19') The spacious hallway is flooded with natural light with the aid fan light above the doorway. There is handy under stairs storage, recess lighting an antique style radiator and beautiful American Oak Flooring.

RECEPTION ROOM ONE: 3.34m x 4.42m (10'11" x 14'6") Located to the front this elegant room is flooded with natural light and is open to reception room two. There is an opening for a fireplace, feature sash window antique style radiator and solid wood flooring.

RECEPTION ROOM TWO: 3.19m x 4.17m (10'6" x 13'8") Located to the rear this room is interconnects with reception room one. There are high ceilings and ceiling coving. French doors lead out to the secluded south facing garden. There is an opening for a fireplace, Antique style radiator and solid wood flooring.

KITCHEN: 1.60m x 6.70m (5'3" x 22') Located at the end of the hallway this open plan space is fitted with modern high gloss wall and floor units there is plumbing for a dishwasher and washing machine. Ample dining space creates an ideal place to relax. A feature floor to ceiling window, that floods this space with natural light. French doors lead to the garden. Solid wood flooring and recess lighting.

LANDING: 1.60m x 6.80m (5'3" x 22'4") The landing is finished with American Oak flooring and is a real feature of this home, there is an ideal space to create a home office/ study space. A sash window floods this space with natural light and a staircase leads to the additional attic Room.

BEDROOM ONE: 3.40m x 3.92m (11'2" x 12'10") This elegant double bedroom is located to the front of the property and has a beautiful cast iron fireplace, sash window and American Oak flooring.

BEDROOM TWO: 3.20m x 4.18m (10'6" x 13'9") This double bedroom is located to the rear of the house and enjoys a southerly aspect. There is an original feature fire place sash window and American Oak Flooring.

BATHROOM: 1.56m x 2.30m (5'1" x 7'7") Located on the return the bathroom is fitted with a wc, wash hand basin and roll top cast iron bath with overhead shower attachment and tiled surround.

ATTIC ROOM: 4.0m x 5.50m (13'1" x 18'1") The attic room is a fantastic addition to this charming home it is flooded with natural light with the aid four sky lights. There is a beautiful exposed redbrick feature wall. This space is suitable for a wide variety of uses.



FLOOR PLANS

NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY

BER INFORMATION

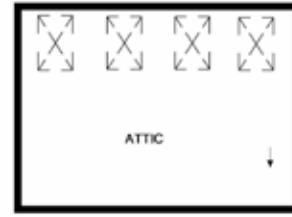
BER: DI
 BER No. 108492455
 E.P.I.: 247.67 kWh/m²/yr

EIRCODE

D08 AT82



GROUND FLOOR



ATTIC FLOOR



FIRST FLOOR

OFFICES (SALES/LETTING)

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