



12 Victoria Avenue, Donnybrook, Dublin 4





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A superbly located red brick fronted period home, situated on this much sought after residential road in the heart of Donnybrook. The property boasts bright, well proportioned accommodation with high ceilings, period detailing including original fireplaces and an exposed brick chimney breast in the dining/breakfast room. The property is complemented by a magnificent drawing/living room to the front with magnificent original period fireplace, polished timber floors, and high ceilings with ornate cornicing, understairs storage, family room, with arch through to the dining room with exposed chimney breast, and kitchen off. From the dining room there is a staircase leading to a home office/guest bedroom with w.c. off. On the first floor there are three bedrooms, and a family bathroom.

The quality, attention to detail and period features are immediately apparent on entering the property from the solid timber floors and the magnificent period fireplaces. A particular feature of this property includes a secluded, private, south facing rear garden with pedestrian rear access.

Victoria Avenue is located on a quiet, wide, residential road offering a superbly convenient location within minutes walk to Donnybrook Village and Herbert Park. There are many excellent primary and secondary schools in the vicinity to include St Mary's NS, Muckross Park College, Gonzaga College, St Conleth's, St Michael's, The Teresian School, Ranelagh Multi Denominational School, as well as Gaelscoil Lois na N'Óg, and Scoil Bhríde.

Local amenities in the area include Herbert Park, the RDS, the Aviva Stadium (Lansdowne Road), Merrion Cricket Club, Bective and Old Belvedere Rugby clubs. Ranelagh, Donnybrook, and Ballsbridge Villages are only a short stroll away, offering an array of excellent eateries, public houses, and many convenient stores including Donnybrook Fair.

Features

- Highly convenient location in the heart of Donnybrook on a quiet, mature road beside Herbert Park.
- Superbly located period family home.
- Well-proportioned accommodation of. 138sqm (1,485sqft).
- Sunny south facing rear garden with pedestrian rear access.
- Double glazed windows throughout.
- Superb period features including high ceilings and period fireplaces.
- Gas fired central heating.
- Large attic ideal for conversion.
- Residents on-street parking.



Accommodation

GROUND FLOOR

Entrance Porch with tiled flooring and outside light

Reception Hall 4.35m x 1.55m (14'3" x 5'1") with ceiling cornicing and centre rose, dado rail, original staircase with understairs storage cupboard, additional store with shelving, stained glass window to kitchen.

Living Room 4.65m x 3.30m (15'3" x 10'10") (to the front) with attractive marble fireplace with cast iron and tiled inset, tiled hearth, ceiling coving, centre rose, original polished timber flooring.

Family Room 3.60m x 3.05m (11'10" x 10') with painted open fire with timber surround, slate & cast iron inset, slate hearth, original polished timber flooring, storage pantry with fitted shelving, ceiling cornicing, arch opening through to

Dining Room 3.60m x 3.35m (11'10" x 11') with exposed brick chimney breast with Stanley range cooker, quarry tiled floor, and staircase to study

Kitchen 4.60m x 1.90m (15'1" x 6'3") with painted timber kitchen units, Belfast sink unit with brass taps, integrated electric oven, ceramic hob with extractor over, tiled splashback, recessed downlighting, plumbing for washing machine & dishwasher, Chinese slate floor, double french doors to rear patio & garden.

UPSTAIRS

Study 2.90m x 1.80m (9'6" x 5'11") (above dining room & kitchen) ideal as home office/ guest bedroom.

Separate w.c. 1.35m x 1.05m (4'5" x 3'5") with w.c., wash hand basin, extractor fan.

FIRST FLOOR

Landing 2.95m x 1.85m (9'8" x 6'1") with ceiling coving, dado rail, large shelved hotpress, feature stainglass window, access hatch to large attic ideal for conversion,

Bedroom 1 4.30m x 3.65m (14'1" x 12') with original cast iron fireplace with tiled inset & hearth, polished timber flooring, built in storage cupboard, ceiling cornicing.

Bedroom 2 4.20m x 3.50m (13'9" x 11'6") with original cast iron fireplace with tiled inset and hearth, polished timber flooring, built in storage cupboard, ceiling cornicing.

Bedroom 3 3.50m x 2.10m (11'6" x 6'11") with ceiling coving

Bathroom 3.60m x 1.90m (11'10" x 6'3") with original cast iron bath with timber panelled surround, shower attachment, tiled shower with Aqualisa power shower unit, recessed down lighting, wash hand basin with cabinet beneath, fitted mirror, w.c., part timber panelled walls, fitted shelving, towel rail, polished timber flooring.







Outside

To the front there is a low maintenance railed garden.

To the rear there is a sunny southerly rear garden measuring approx. 13.20m x 6.60m (43'4" x 21'8"), mainly laid out in lawn with paved patio area, Barna shed, pedestrian rear access with potential for vehicular access, outdoor lighting and outside tap.



Floor Plans

Not to scale - for identification purpose only.

BER Rating: E2

BER Number: 113421960

EPI: 352.11 kWh/m²/yr

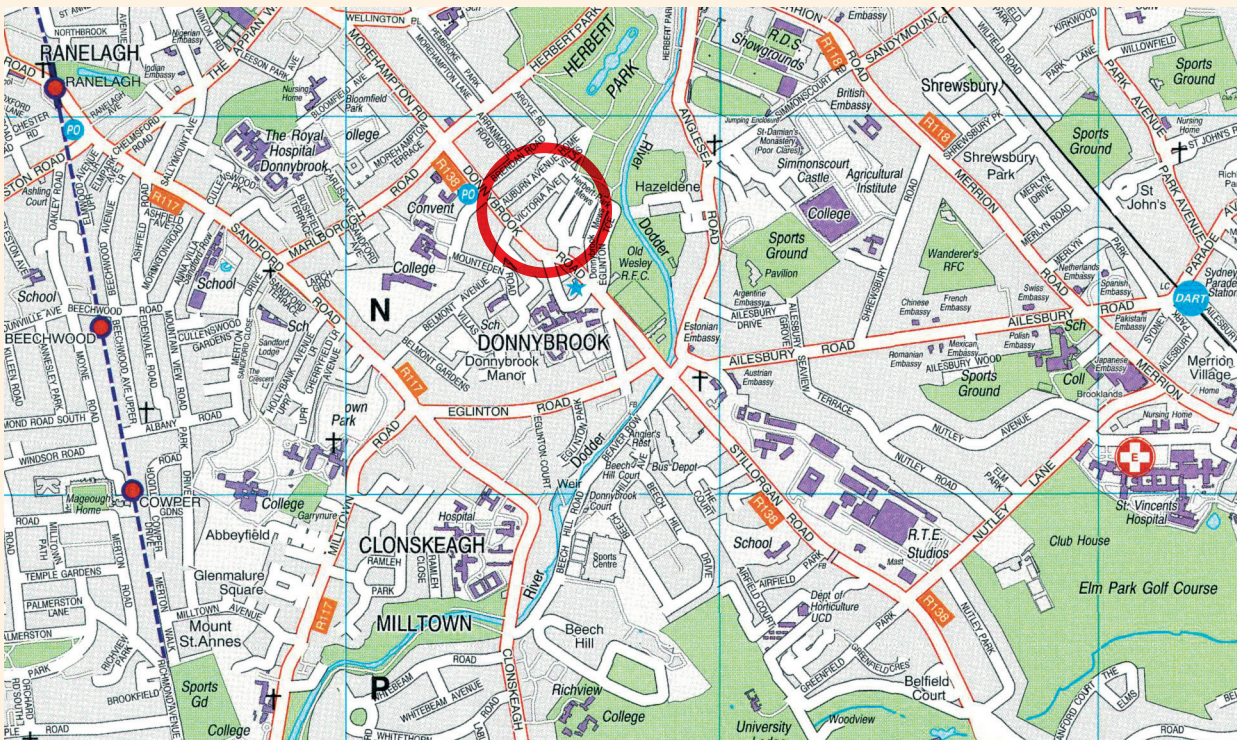
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Ground Floor

First Floor

Location Map



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12 Victoria Avenue, Donnybrook, Dublin 4

103 Upper Leeson Street,
Dublin 4, D04 TN84

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7

8 Railway Road,
Dalkey, Co. Dublin
A96 D3K2

11 Main Street, Dundrum,
Dublin 14, D14 Y2N6

171 Howth Road,
Dublin 3, D03 EF66

Terenure Cross,
Dublin 6W, D6W P589

1 South Mall,
Cork, T12 CCN3

Contact our Premium Homes Team
on 01-638 2700 or premiumhomes@lisney.com

