

BER C1



DUBLIN 9 | 50 Crawford Avenue, Glasnevin

Lisney





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Lisney

50 Crawford Avenue underwent a profound transformation when it was completely remodelled and renovated internally in 2006. The accommodation has a contemporary feel and extends to 145sqm (1560sqft) over three levels.

Crawford Avenue runs between Iona Road and Hollybank Road and No. 50 looks directly onto the iconic St. Columba's Church built c.1903. The cobble stone drive provides off street parking for 2/3 cars. The accommodation comprises an entrance hall, a large reception room, galley kitchen with breakfast area and guest WC.

There are two double double bedrooms with en suite shower rooms at first floor level and a third double bedrooms with en suite bathroom on the second floor. The property has high ceiling heights throughout and sliding door with floor to ceiling glazing off the living room accessing the rear garden. The rear garden has a pond with decking. there is also pedestrian access to the rear and tranquil communal gardens for the residents of Crawford Avenue to enjoy. Gas fired central heating.

Glasnevin and Drumcondra are well served with local amenities. Dublin City centre is in easy walking distance and Drumcondra train station is less than five minutes walk away. The National Botanic Gardens, the Bons Secours Hospital and a host of local amenities including shops, schools and churches are minutes away. There are also numerous sporting and recreational amenities within the immediate area.

Dublin Airport is within a 15-minute drive north of the property, as is the M50 motorway which provides easy access to Dublin both north and south and the surrounding counties. The local area is well serviced by bus and railway at nearby Drumcondra and Dublin City Centre is within easy walking distance.

Features

- Fully refurbished and renovated in 2006
- 3 double bedrooms all ensuite
- Off street parking to the front. Landscaped rear garden, pond and decking. Communal garden to rear
- Quality fitted kitchen. Floor to ceiling glazed sliding door to rear. High ceilings.
- Floor area 145sqm (1560 sqft).



Accommodation

ENTRANCE HALL: 5.15 (16'11") m x 1.90 (6'3")m (2.75 (9')m height) with understairs storage and cloakroom, double ceiling height with minstrel style gallery and recessed lighting

UNDERSTAIRS GUEST W.C.: 8.85m x 1.90m (2'9" x 6'3") with w.c., wash hand basin and Xpelair

KITCHEN : 3.30m x 6.25m (10'10" x 20'6") long galley style kitchen with box window overlooking the front garden, integrated Gaggenau oven, integrated Miele dishwasher, integrated Miele washing machine, two cooking hobs, one electric & one gas, extensive storage, ample counter space, recessed lighting, hardwood flooring and ceramic tiles surrounding the high gloss white finish kitchen

LIVING/DINING ROOM : 7.80m x 5.15m (25'7" x 16'11") open plan with hardwood floor, recessed lighting, open fireplace and hardwood sliding patio doors with floor to ceiling glazing accessing the rear garden

FIRST FLOOR:

LANDING : 1.9m x 5.4m (6'3" x 17'9") with further stairs to second floor level, recessed lighting, hardwood floor and minstrel gallery overlooking the front door

BEDROOM 1: 3.10m x 4.9m (10'2" x 16'1") with window overlooking the front garden, glass panel taking in additional light from the hallway, hardwood floor, built in wardrobes, recessed lighting and door to

EN SUITE SHOWER ROOM: 2.6m x 2.3m (8'6" x 7'7") with fully tiled walls & floor, heated towel rail, w.c., wash hand basin, Xpelair and step in shower unit

BEDROOM 2: 3.75m x 5.05m (12'4" x 16'7") with extensive built-in wardrobes, hardwood floor, two windows overlooking the garden to the rear and door to

EN SUITE SHOWER ROOM : 2.5m x 1.65m (8'2" x 5'5") with fully tiled floor and walls, w.c., wash hand basin, shower, heated towel rail, Xpelair and recessed lighting

SECOND FLOOR:

LANDING : 1.50m x 1.9m (4'11" x 6'3") with Velux windows, storage unit housing the water heating system

BEDROOM 3 : 3.1m x 3.25m (10'2" x 10'8") with Velux windows,

recessed lighting, storage unit and door to

EN SUITE SHOWER ROOM : 1.6m x 3.05m (5'3" x 10') with w.c., wash hand basin, corner bath and Xpelair

OVERALL FLOOR AREA : 8.10m x 4.85m + 1.5m x 1.9m + 5.15m x 13.25m x 2 (40 + 3+ 138) 180sqm/ 1937sqft

OUTSIDE

The rear garden extending to approx. 8m is set out with decking area and pond, trees and shrubs and pedestrian access to a communal garden to rear.







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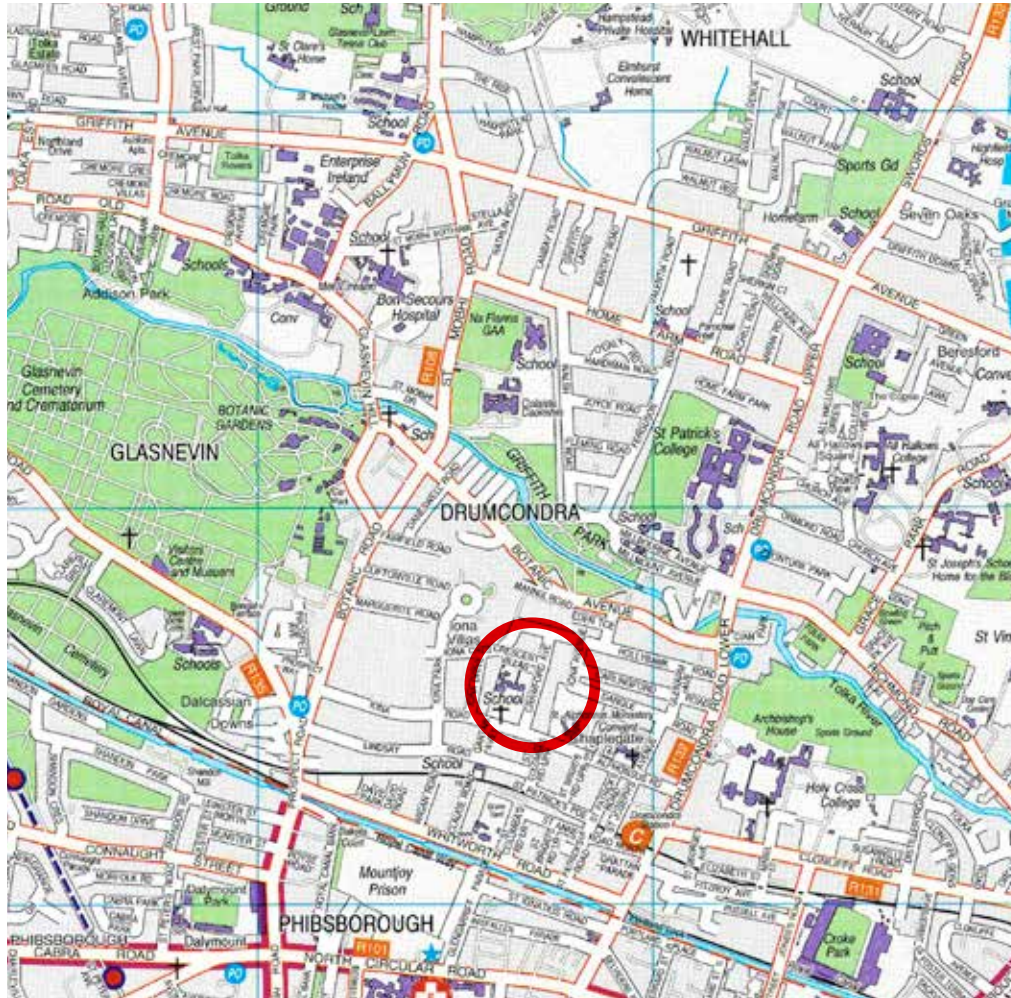
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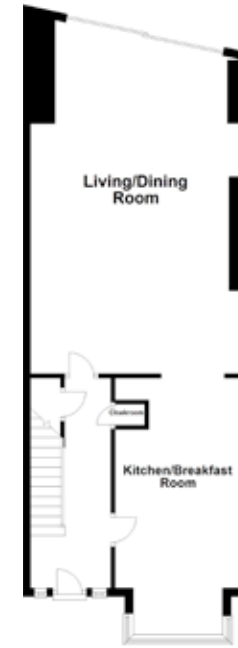
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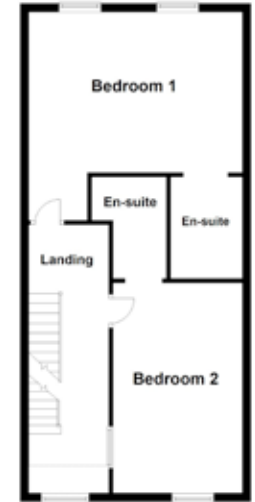
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FLOOR PLANS

Not to scale - for identification purpose only.



GROUND FLOOR



FIRST FLOOR



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BER INFORMATION

BER: CI
BER Number: I13757223
EPI: 162.35 kWh/m²/yr

EIRCODE

D09 RPT0

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. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848





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