

FOR SALE BY PRIVATE TREATY

Gross Internal Area: c. 70m²

BER Rating: D1 **BER No.:** 110796299 **EPI:** 244.55 kWh/m²/yr

**PAUL
TOBIN**

ESTATES



**29 Kingston Lodge, Clonliffe Road,
Drumcondra, Dublin 3**



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This distinctive duplex property comes to the market in the small mature complex of Kingston Lodge on Clonliffe Road, offering a haven of calm amidst Georgian & Victorian North Central Dublin. Clonliffe Road is a popular address, only a short stroll from trendy Drumcondra Village and Drumcondra train station / DART.

No. 29 is situated over the first and second floors with its own front door entrance. Upon entering the property you will be immediately drawn to the striking and vibrant décor. The inviting sitting room is located at the end of the long hallway and boasts two large windows facing onto Clonliffe Road with a glimpse of nearby Croke Park. The neat kitchen is located off the sitting room and is positioned under the stairs of the property. Also on the lower level, at the other end of the hallway is one of the double bedrooms. There is also a downstairs toilet. Upstairs, is a further double bedroom and the main bathroom with bath, shower and skylight. Off the landing area you will also find a quirky attic area, ideal for storage or perhaps a small study or studio area. There is also a large hotpress

/ storage cupboard in the landing area and both bedrooms have fitted wardrobes.

Outside, the complex boasts very well maintained grounds and there is plenty of communal parking.

The property has undergone some upgrading for the market by Paul Tobin Estates, which will no doubt be very appealing to the new owner. Upgrades include new flooring throughout, new light fittings, new bathroom suites and power shower. The kitchen has



been remodelled with a stylish new sink, swan neck gold tap & butcher block worktops.

One of the main attractions of this impressive address is that you are located so close to both local amenities and the City Centre. There are local shops, pubs and restaurants in Drumcondra Village itself, then of course all that the City has to offer only slightly further afield. There are a selection of bus routes to all major destinations and Drumcondra Train Station & DART are a short walk from the property. Dublin Airport is easily accessible, as are the M50 / M1 motorways. DCU, St. Patrick's and All Hallows College are all within a short walk of the property. The Mater and Temple Street Hospitals are within walking distance and the famous Botanic Gardens, Griffith Park and Croke Park are other well-known nearby landmarks.

To arrange a viewing contact Selling Agents, Paul Tobin on 01 902 0092.

FEATURES

- Wonderful location close to local amenities & City Centre
- Short walk to Drumcondra Train Station & bus routes
- Freshly painted throughout
- New flooring throughout
- New light fittings
- Some new bathroom fittings
- New glass panelled doors in kitchen & sitting room
- New door hinges & handles throughout
- Kitchen appliances
- New hob, oven & dishwasher
- Alarm system
- Entryphone intercom
- Two double bedrooms
- Ample communal parking
- Well maintained private grounds

ACCOMMODATION

Downstairs

Hallway (1.07 x 5.49) – Wooden flooring, alarm control pad, fuse box, storage heater, skirting, centre ceiling light.

Bedroom (3.67 x 2.63) – Fitted wardrobe, carpet, centre ceiling light, skirting, heater, window.

Guest WC (1.26 x 1.52) – WC, basin, centre ceiling light, wooden flooring.

Sitting room (3.68 x 4.83) – Two large windows, wooden flooring, fireplace, centre ceiling light, intercom

entry phone handset, storage heater, 3 double plug sockets, 2 single plug sockets, skirting, coving, door with glass panelling to kitchen, door with glass panelling to hallway.

Kitchen (2.46 x 2.30) – Fitted units, new butcher block style worktops, wooden flooring, new white ceramic sink & drainer with new swan neck tap, washing machine, slimline dishwasher, oven, electric hob, 2 double wall sockets.

Upstairs:

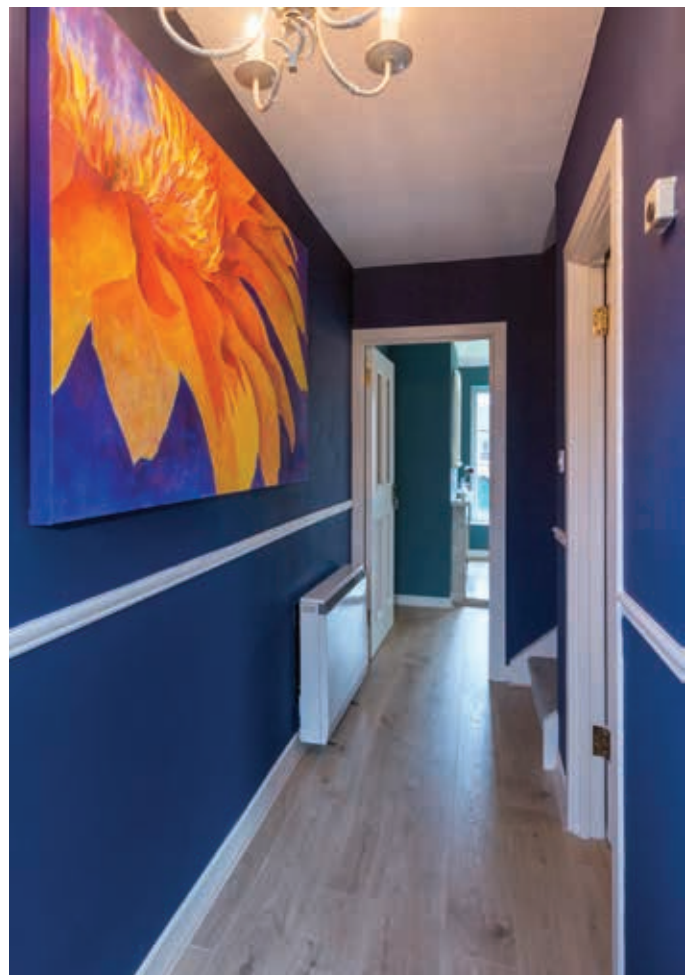
Landing (2.75 x 0.83) – Carpet, hotpress / storage cupboard, skirting, centre ceiling light.

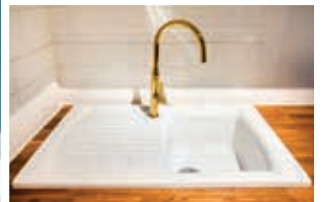
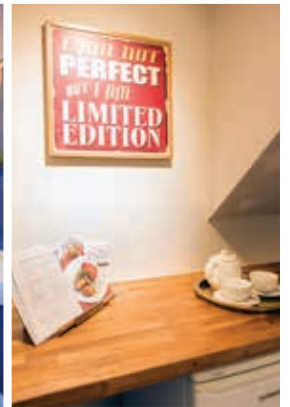
Bedroom (3.42 x 3.03) – Carpet, built-in wardrobes, skirting, centre ceiling light, intercom entry phone handset, 3 double plug sockets, TV point, large slanted window and shelf area.

Bathroom (2.42 x 1.70) – Carpet, bath, electric shower, WC, basin, tiled around bath area, shower screen, skylight, electric fan heater / extractor, centre ceiling light.

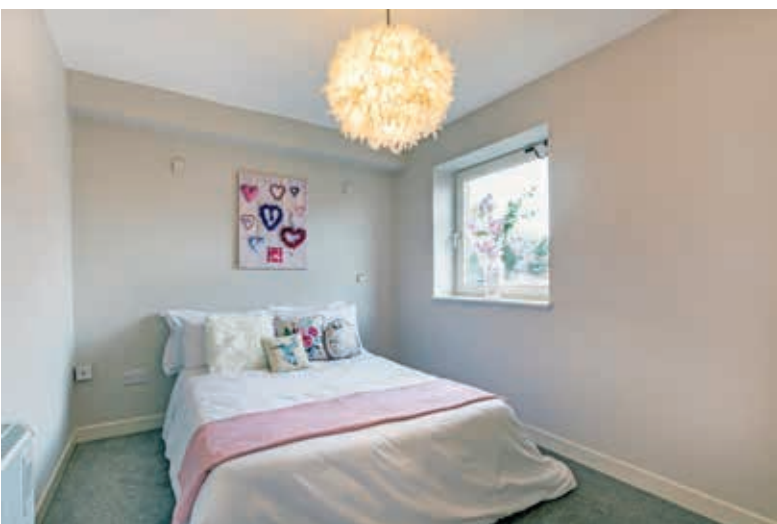
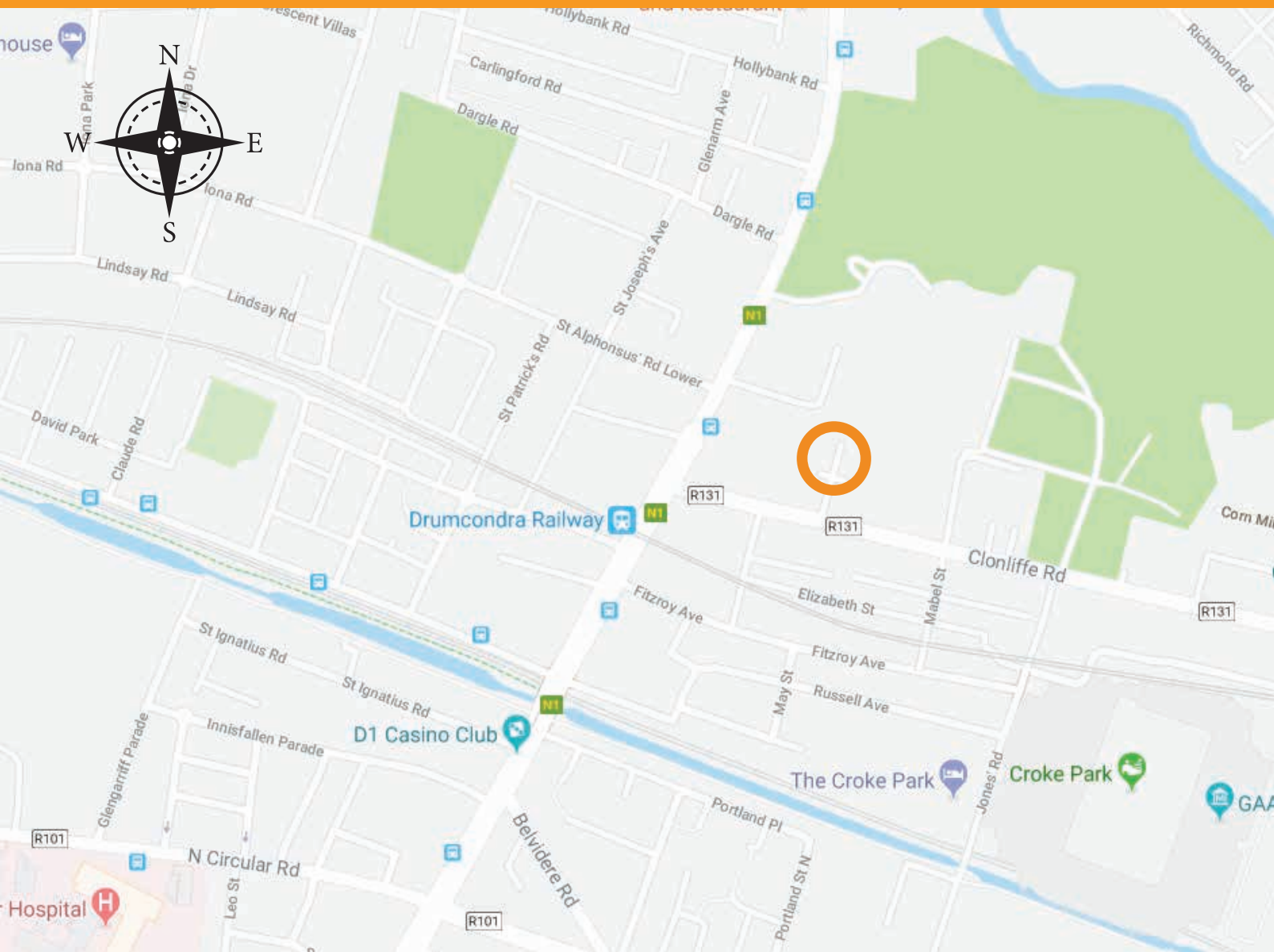
Hotpress / storage cupboard – With shelving.

Attic area (3.28 x 3.86 + L-shape) – Vinyl flooring, light, eaves storage, shelving.









Boutique Estate Agent

PSRA Licence No: 003786

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