

**FOR SALE**  
**BY PRIVATE TREATY**



"Deronda", 14 Crawford Avenue, D09 P9K3





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D09 P9K3

BER: E2 GIA: c. 184.7m<sup>2</sup> (c. 1,988 sq. ft)

Boasting a coveted location on the North of the City Centre is this spacious redbrick semi-detached family home, which benefits from an extension to the rear, attic conversion and rear vehicular access.

The location of this property will be extremely appealing. Although it is surrounded by a host of amenities, activity and located within a very short distance of the City Centre, Crawford Avenue is a quiet & leafy residential street and offers a wonderful fusion of suburban & city living mixed with the unique stature and features only found in a period property.

No. 14 is set over 4 floors and is fronted by a neat lawned garden with original wrought iron railings. The property is entered via an enclosed entrance porch where the original ornate floor tiling is still intact. The main reception / living room is positioned off the hallway to the front of the house and boasts the original fireplace, bay window with original stained glass insets and double doors, which lead through to a further reception / living room. This room also features the original fireplace and window which looks out to a courtyard area in the rear garden. The spacious kitchen with breakfast dining area and underfloor heating is located to the rear of the house and an extension has been added to the end, which is separated by sliding doors, but could be utilised as an open plan dining area or a Den / Family living area. The extended area also benefits from underfloor heating. A utility room and wet room have also been added to the side of the property off the kitchen, making this an extremely functional property for the busy modern day lifestyle.

## Extended 3 bed / 2 reception Edwardian residence on borders of Glasnevin & Drumcondra.



At the top of the main stairs is the return level of the original house, which is where the bathroom, WC and one of the bedrooms are located. A small flight of steps lead up from the return landing to the first floor where the further two bedrooms are positioned. Each bedroom includes an original fireplace. Stairs lead from the first floor to the attic level which is currently used as a further bedroom and gaming room.

As well as the array of charming period features and upgrades that the current owner has carried out, one of the appealing highlights of this property will be the vehicular access to the rear, which is accessed via a communal gated laneway for residents. There is a garage at the back of the garden, which leads out to this laneway providing private and secure off street parking. There is also pedestrian access to the side of the property from the front and to the laneway via the garden. The rear garden boasts a South-East facing aspect with cobblelock paving, lawn and mature trees & plants.

One of the main attractions of this impressive address is that you are located so close to both local amenities and the City Centre. The property is close to Glasnevin, Drumcondra & Phibsborough, which as of 6th October 2020 has been hailed "one of the coolest neighbourhood's in the World". 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 Paul Tobin Estate Agents on 01 902 0092.

## FEATURES

- Built c. 1914 (end of Edwardian period)
- Original fireplaces (working)
- Original exposed solid floors in some rooms
- New monitored alarm system installed December 2019
- Original windows double glazed and repaired in last ten years
- Front door stained glass remade in 2018
- Granite window sills
- Extension added & kitchen updated c. 2001
- Amtico flooring with underfloor heating in kitchen, extension & utility
- Main roof replaced in 1990s
- External plaster update in 2010
- Chimney & gutters repaired 2017
- Attic converted with stair access & eaves storage in c. 2002
- Granite foundation stones repointed with lime mortar in last 10 years
- Wet room installed c. 2014

## ACCOMMODATION

### Ground floor:

- Porch (1.5 x 0.65) – Exposed brickwork, original ornate floor tiles, double doors, granite archway above doors, front door with stained glass (remade in 2018).
- Entrance hall (6.6 x 1.5 width at front door / 1.81 at bottom of stairs / 0.91 smallest width at kitchen door) – Carpet, skirting, ceiling cornicing, dado rail, radiator, alarm pad, ceiling light, understairs storage, step down to kitchen.
- Front reception (3.94 x 4.54) – Original solid wood flooring, bay window with original stained glass insets, original fireplace with tiled hearth & inset, grate for open fire plus electric stove inset, centre ceiling light, skirting, ceiling cornicing, picture rail, radiator, double doors leading to rear reception.
- Rear reception (3.63 x 3.56) – Original solid wood flooring, ceiling cornicing, skirting, picture rail, radiator, centre ceiling light, window facing courtyard in rear garden.
- Kitchen (3.1 x 6.1) – Fitted Walnut Shaker style units, worktops, tiled back splash, stainless steel sink & drainer, integrated gas hob, integrated single oven, stainless steel extractor hood, 2 windows over sink facing side of house, 3 ceiling lights, dining area, Amtico flooring with underfloor heating, sliding doors leading to:
- Extension (3.3 x 4.27) – Amtico flooring with underfloor heating, window overlooking garden, single door with windows either side leading to garden, ceiling light, 2 Velux windows.
- Utility room (2.00 x 2.00) – Amtico flooring with underfloor heating, boiler, controls for heating & underfloor heating, worktop, space for dryer & washing machine, 2 windows, ceiling light, alarm control, door to garden.
- Wet room (1.95 x 2.38) – Fully tiled walls & floor, shower area with mains shower, basin, WC, window, dual access via utility room & extension room, extractor fan, ceiling light, heated towel rail, shaving light.

### Return level:

- Landing (1.82 x 1.22) – Carpet, dado rail, skirting.
- Bedroom overlooking rear (4.81 x 3.14 at widest / 0.86 width at door) – Obscured glass panelled door, laminate flooring (original wood underneath), window, fireplace with cast iron inset, grate & tiled hearth, skirting, ceiling light, access to attic.
- Bathroom (2.1 x 2.17) – Vinyl flooring (original wood underneath), sash window, claw foot freestanding bath, basin, ceiling light, radiator, hotpress with hot water tank / immersion.
- WC (0.86 x 1.22) – Sash window, vinyl flooring, WC, ceiling light, obscured glass panelled door.

### First floor:

- Bedroom overlooking rear (3.66 x 3.61) – Original solid wood flooring, sash window, skirting, picture rail, ceiling cornicing, radiator.
- Bedroom to front (5.6 x 3.4 / 2.78m ceiling height) – Original solid wood flooring, 3 sash windows overlooking front, original fireplace, radiator, skirting, picture rail, ceiling cornicing, ceiling light.

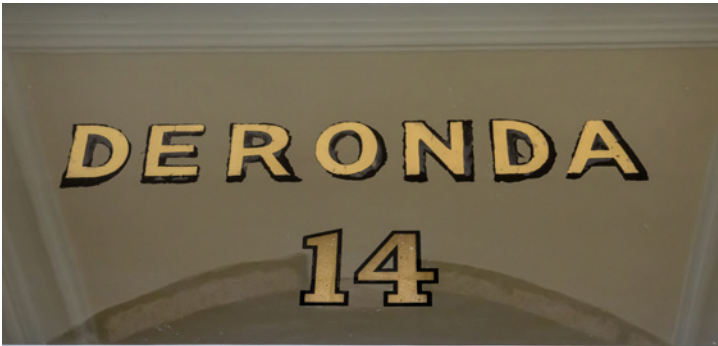
### Attic level:

- Carpeted stairway leading from first floor to attic level, which has been converted and is currently used as occasional bedroom and gaming room (3.29 x 3.76 / 2.4m ceiling height) – With large Velux window, skirting, carpet, ceiling light, electric heater, eaves storage, floored & insulated into eaves.

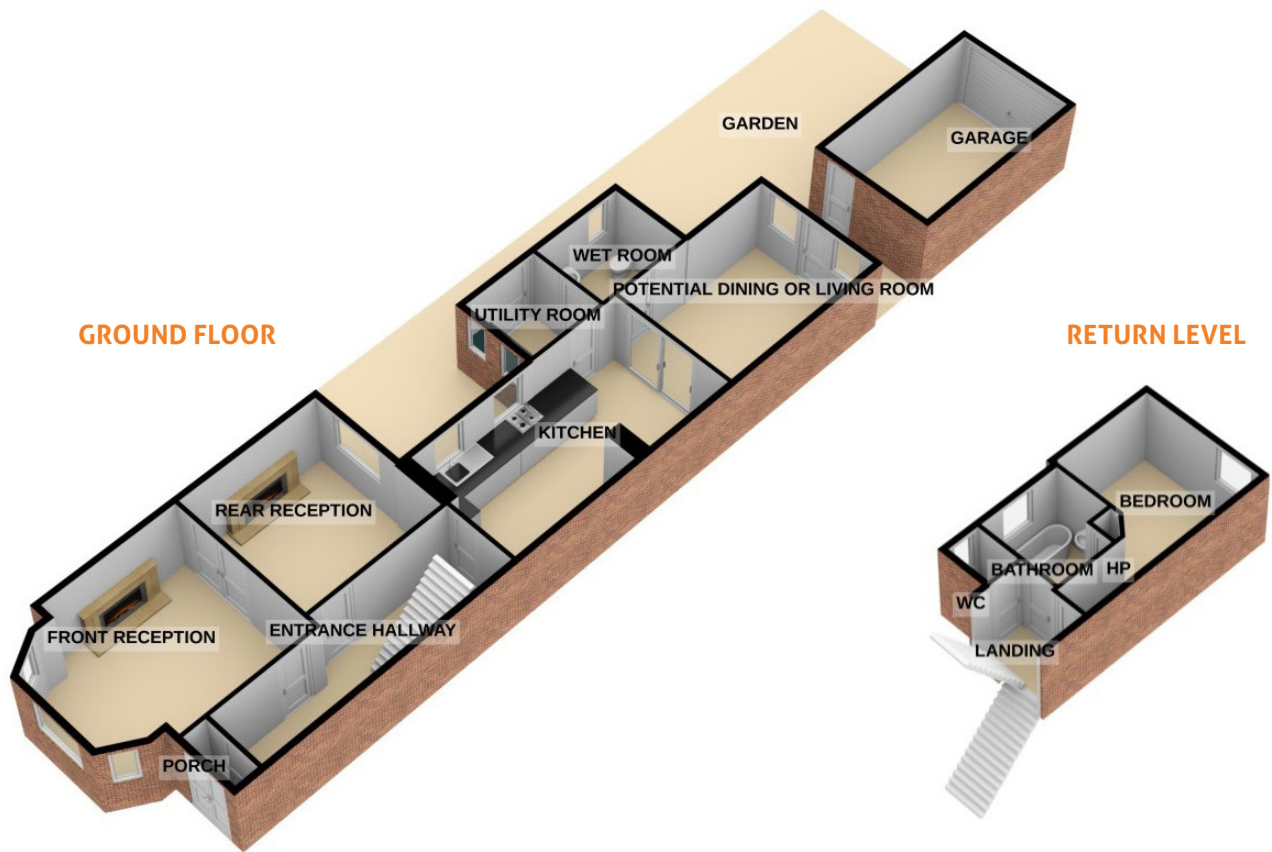
### Outside:

- Garage (2.9 x 4.6, ceiling height 2.4m) – Lighting, alarmed, 3 double sockets, 2 trunking lights, air vent, felt / slate roof, window, concrete floor, manual open garage door, access to double width rear laneway access with locked entrance. Also pedestrian access to rear laneway via garden.
- Garden – Width at back from fence to side of garage is c. 3.4m. Widest width is c. 6.8m. Width at side alley is c. 1.23m. There is an outdoor tap, outdoor lighting, cobblelock paving & lawn area, pedestrian access via front and rear.





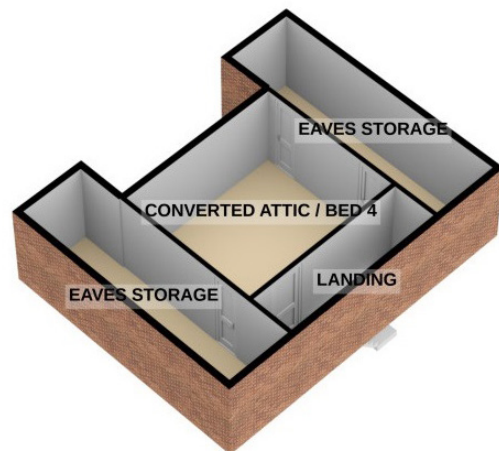


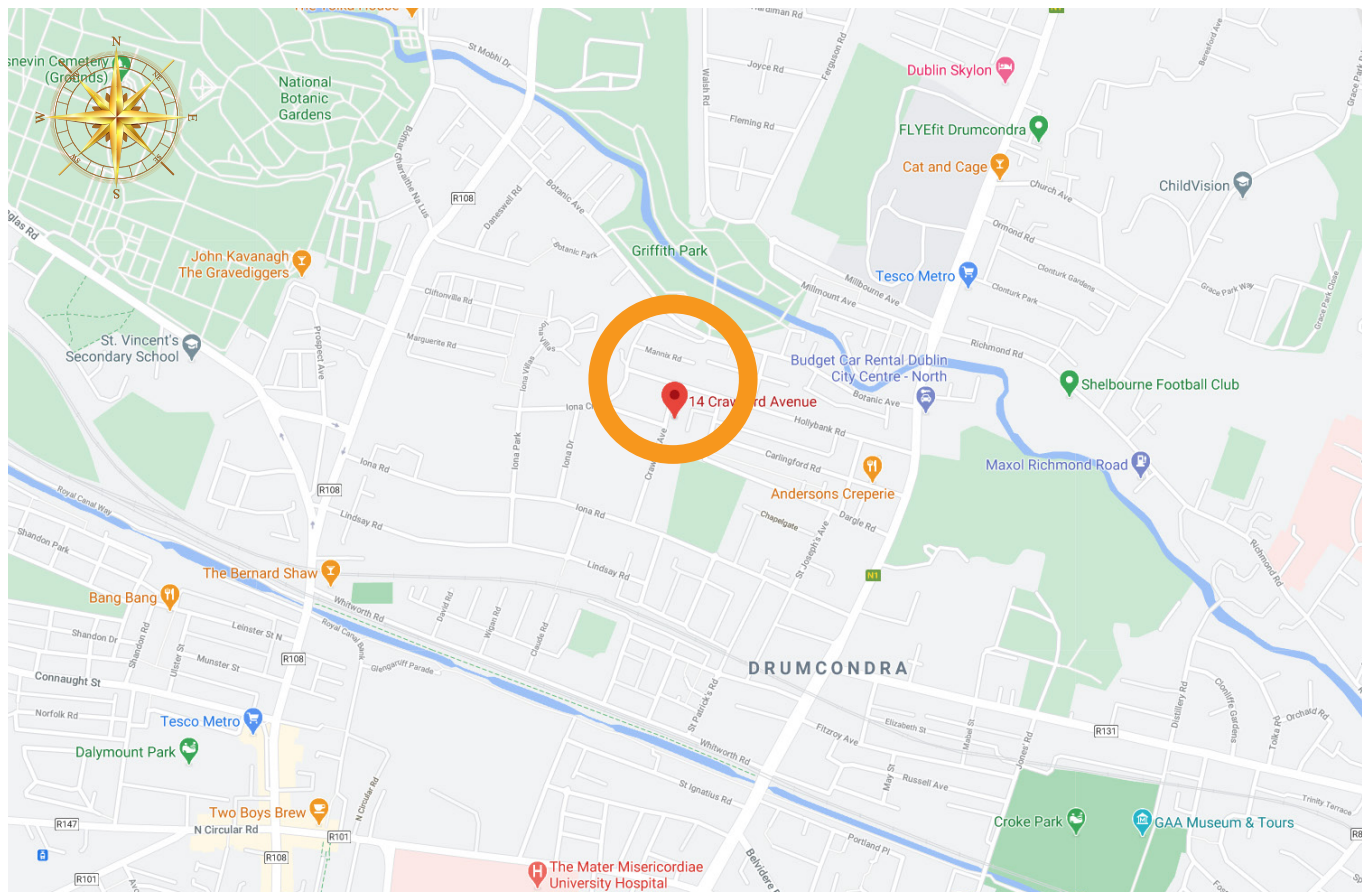


**FIRST FLOOR**



**CONVERTED ATTIC / BED 4**





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