

Hamptons

INTERNATIONAL



39 North Circular Road, Dublin 7, D07TK22

5 🏠 2 🚗 3 📧

GUIDE PRICE



£610,000

(€695,000)

Property details



Attributes




-  **Garage**
-  **Garden**

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5  2  3 

Description

5 bedroom house for sale DNG are delighted to introduce a fine two storey over garden level period residence. Rich in period features including wonderful fireplaces, sash windows, high ceilings and ornate coving. No. 39 would be an ideal family home, less than 200m from the Phoenix Park. The interior is delightful with rooms of elegant proportions being enhanced by original period detail. The bright and spacious accommodation comprises 202sq.m with smart entrance hallway, two grand reception rooms, fitted kitchen on the return, two bedroom and living room in the basement, while there are three bedrooms and bathroom on the top floor. To the front there is a lawn garden with original granite steps and cast iron gates and railings, while the rear garden (60ft) is not overlooked and benefits rear access. This is a most desirable location within the ever popular Stoneybatter Village, walking distance to all amenities, including the new Technological University Dublin at Grangegorman, Smithfield Village, Phibsboro and excellent transport links; the Luas green line which is only a 7 minute walk from the house and great city bus links. The North Circular Road is an airy wide Avenue with mature trees and a short stroll from the gates of the Phoenix Park/Chesterfield Avenue and Heuston train station. There are local shopping facilities and trendy cafes on Manor Street and the Zoological gardens, Farmleigh Estate, Ashtown Castle and TUD Grangegorman are also close by. Some of the best schools on Dublin's northside are within easy access including St. Declan's CBS, Belvedere and Mount Carmel. Dublin Airport is a 10-minute drive away, while the M50 sits just 2km north of the area. Viewing is highly recommended to fully appreciate this period property and excellent location.

Hall 8.83m x 2.14m Smart entrance hallway with high ceilings, ornate coving and centre Rose
 Reception Room 1 4.27m x 4.24m Front reception room with wonder full feature fireplace, high ceilings, original ornate coving and ceiling
 Rose
 Reception Room 2 4.46m x 4.24m Living room with feature fireplace and original floor boards
 Kitchen 3.89m x 2.99m Kitchen on the return with Oak fitted units - access to rear garden
 Basement WC 3.49m x 2.17m Incomplete
 Basement hallway 8.75m x 2.17m With front door access at garden level
 Basement bedroom 4.24m x 4.21m Front bedroom at basement level - suitable for a variety of uses
 Basement reception room 3 4.08m x 4.21m Rear reception room at basement level
 Basement bedroom 2.56m x 2.17m At rear of basement with access to shower room (0.9m x 2.56m)
 Bedroom 1 4.28m x 4.12m Main bedroom with feature fireplace and high ceilings
 Bedroom 2 4.43m x 3.12m Front double bedroom with feature fireplace
 Bedroom 3 3.08m x 3.13m Front bedroom
 Bedroom 4 2.54m x 2.99m Bedroom on the return with access to hot press
 Front garden Lawn garden with mature trees and shrubbery, original gates and railings - Original Granite steps leading to front door
 Rear Garden Walled garden with derelict garage/workshop - rear access









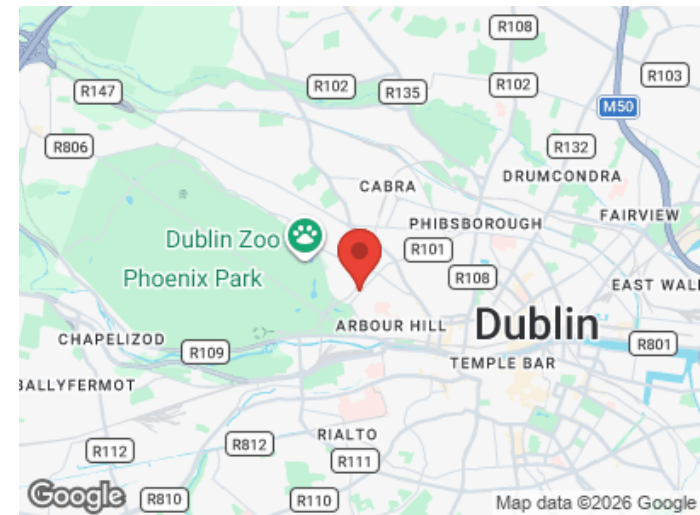
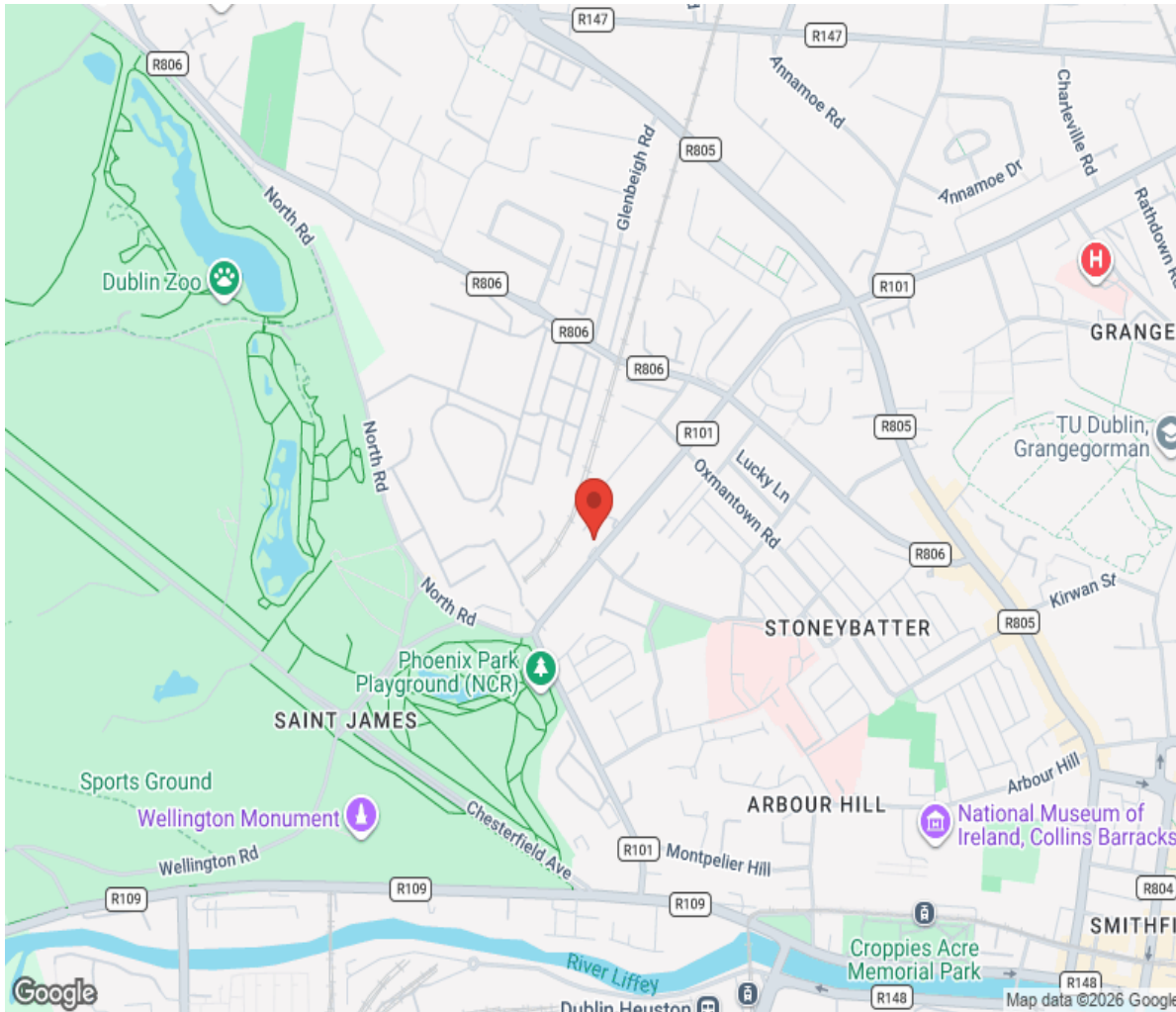




Floor plan



Location



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