

Hamptons

INTERNATIONAL



14 Drummartin Terrace, Goatstown, Dublin 14, D14

3  3  2 

GUIDE PRICE

£780,000

(€895,000)

Property details



Attributes



Garden



Refurbished

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Description

3 bedroom house for sale Set in the heart of Goatstown, this exceptional cut granite cottage presents a rare opportunity to acquire a home of genuine character, seamlessly reimagined for contemporary living. Although one would think they were in the Cotswold, it is actually ideally positioned within easy reach of the Luas and an excellent selection of bus routes, the property enjoys both tranquillity and outstanding convenience. Behind its charming, heritage façade lies a comprehensively renovated and extended two-storey residence, finished to an exacting standard and presented in impeccable, turnkey condition throughout. The interiors have been thoughtfully designed, combining refined finishes with a timeless aesthetic, while an impressive B3 BER rating ensures modern efficiency. The front door invites you into a hall which draws your eye deep into this stunning home. Bedrooms on either side are complemented by the gorgeous bathroom with its elegant decor and claw-foot bath. To the rear, the home opens into a striking open-plan kitchen, living and dining space, designed with both everyday living and entertaining in mind. Oversized sliding doors flood the room with natural light and create a seamless transition to a generous patio and landscaped garden beyond. A spacious utility room is discreetly concealed, ensuring practicality without compromising the clean, considered design of the kitchen. Upstairs, the principal bedroom suite is particularly impressive in scale and finish, complete with a luxurious ensuite shower room, offering a private and restful retreat. The gardens are equally well considered. A traditional post-and-rail fence to the front enhances the cottage's original charm, while the rear garden is enclosed by contemporary boundaries, providing both privacy and secure gated pedestrian access. This is a home of rare quality—meticulously refurbished with a careful balance of heritage sensitivity and modern refinement, resulting in a truly distinctive property. The location is among Goatstown's most desirable. The Luas and multiple bus routes are within easy reach, while a number of highly regarded schools are close by. Dundrum Town Centre and Stillorgan Village are both just minutes away, offering an array of retail and dining options. The Sandyford Business District is also nearby, home to a range of leading employers and amenities, including The Beacon Hospital. University College Dublin is within close proximity, while the renowned The Goat Grill adds to the area's established appeal.

Hall 12m x 0.95m With accommodation off. Stairs to first floor level. Door to rear garden. Wired for alarm. Living Room / Kitchen / Diner 8.7m x 4.4m This entire area is very large in size. The kitchen comprises a beautiful selection of floor and eye level units, marble work surfaces, timber floors and all complemented by brand new fitted appliances including a Neff gas hob, double Neff ovens, a fridge / freezer, dishwasher and extractor fan. The timber floors extend into the reception areas which are sizable in their own right and drenched in natural light from the large roof window and the floor to ceiling sliding door which gives additional access onto a Porcelain paved patio area, ideal for summer evenings. Utility Room 2.8m x 1.9m Set behind a secret door and also giving access into the rear garden, this excellent room complements the kitchen as is plumbed for a washing machine and dryer and also has a sink and storage units. There is additional storage beneath the stairs. Brand new gas boiler. Principal Bedroom 4.4m x 4.1m Set on the first floor this very large bedroom overlooks the rear and has an ensuite shower room off. Timber floors. Ensuite 2.7m x 0.95m Shower, wall hung wc & whb. Tastefully tiled. Mirror. Bedroom 2 3.95m x 2m Also benefiting from an ensuite shower room off. Timber floors and feature high ceilings. Ensuite Shower Room 2m x 0.9m Shower, wall hung wc and whb within a vanity unit. Tastefully tiled. Bedroom 3 3.5m x 2.12m Side facing bedroom with ornamental cottage style cast iron fireplace (blocked for energy efficiency) Sitting Room 3.5m x 2.1m Dual aspect reception room with ornamental cottage style cast iron fireplace (blocked for energy efficiency). Timber floors. Bathroom 2.2m x 1.85m Gorgeous bathroom comprising a stand alone bath, toilet, wash hand basin and heated towel rail. Panelled walls and tiled floor. Outside Front garden with pebbled areas and plants. A side entrance leads to the fully fenced in rear garden which is approximately 12m long and 8m wide and has a large paved patio area together with pebbled areas. There is gated rear access.





















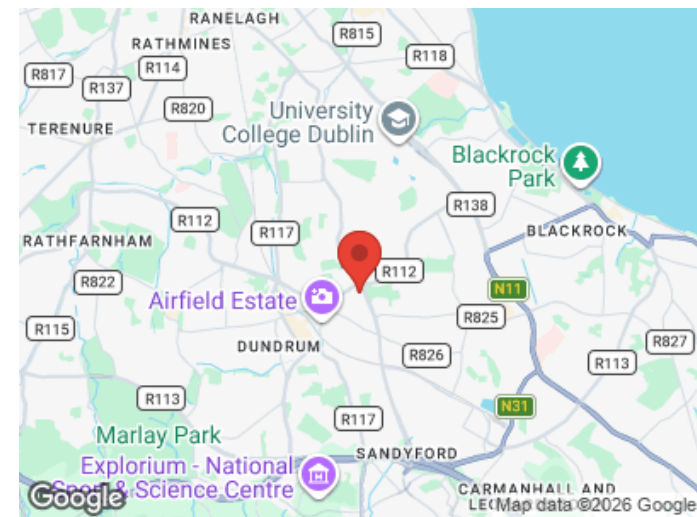
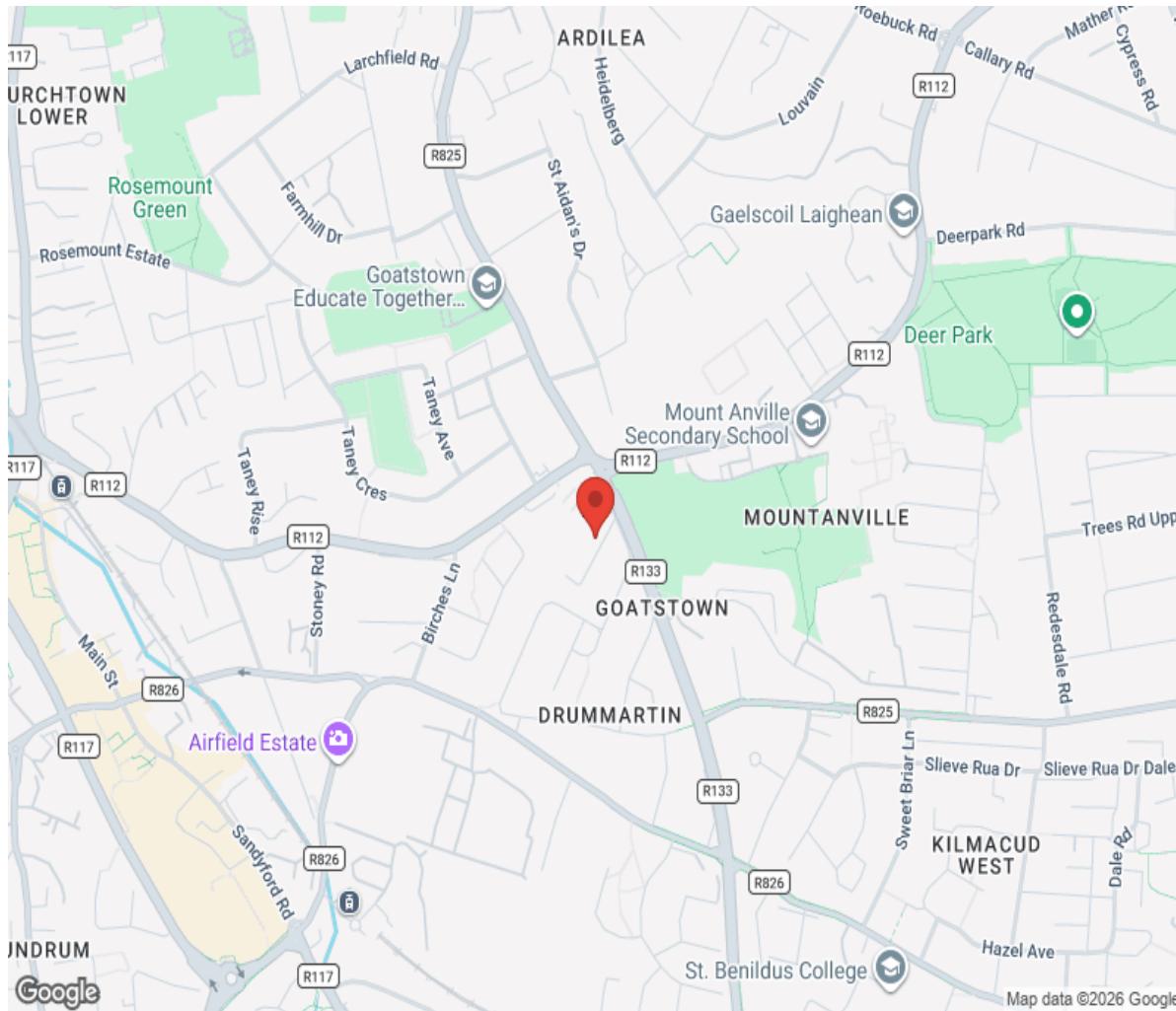




Floor plan



Location



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