

Hamptons

INTERNATIONAL



16 Shandon Park, Phibsborough, Dublin 7, D07XY33

3  2  2 

GUIDE PRICE

£650,000

(€749,000)

Property details



Attributes




-  **Garage**
-  **Private parking**
-  **Garden**

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Description

3 bedroom house for sale DNG are delighted to present 16 Shandon Park, a charming period home dating from 1910, offering a wonderful opportunity to create a truly special home in one of Phibsboro's most sought after residential locations. Full of character and original features, this attractive property boasts high ceilings and a timeless sense of charm throughout. The accommodation briefly comprises porch, welcoming entrance hall, two spacious reception rooms (one currently in use as a bedroom), kitchen/breakfast room, utility area, first floor landing, three upstairs bedrooms and family bathroom. To the front, a cast iron enclosed city style garden enhances the home's period appeal, while the large rear garden leads to a substantial drive in garage suitable for two cars. This impressive outdoor space also offers excellent potential to create a beautiful family garden with additional outdoor accommodation, subject to planning permission. While requiring modernisation, the property provides the perfect blank canvas for buyers wishing to restore and redesign a home to their own taste and standards, while retaining its original character and charm. Ideally positioned within the ever popular Shandon area of Phibsboro, residents can enjoy a superb selection of local amenities including excellent schools, shops, cafés, restaurants and recreational facilities. Nearby parks and green spaces offer excellent outdoor leisure opportunities, while the area's strong sense of community and convenient city access make this a highly desirable place to live. Viewing is highly recommended to fully appreciate the space, character and outstanding potential this fine period home has to offer. For further information or to arrange a viewing, contact DNG Phibsboro on 01 8300989 or local agents Michelle Keeley MIPAV MMCEP, Brian McGee MIPAV, Isabel O'Neill MIPAV, Vincent Mullen MIPAV, Leah Barry & Ciaran Jones MIPAV.

Porch Entrance porch to this Edwardian red brick home, approached via the tiled front garden pathway. The arched red brick detailing creates a distinctive and welcoming entrance feature, setting the tone for the character found throughout the property.

Entrance Hall 4.23m x 1.81m Welcoming entrance hallway in an Edwardian red brick home, featuring an original front door with stained glass detail. The space includes period floor tiles, a traditional bannister, high ceilings and decorative coving, retaining many original features and offering a warm sense of character.

Kitchen/Breakfast room 3.78m x 2.34m Kitchen positioned to the rear of the property, overlooking the garden and enjoying good natural light. A functional space with pleasant garden views adding to its appeal.

Utility Room 2.34m x 1.81m Utility space located just off the hallway, providing a practical and convenient area for laundry and additional storage.

Reception Room 1 3.37m x 4.08m Front living/reception room, currently in use as a bedroom, featuring sash windows that provide excellent natural light. The room retains attractive original details including ceiling coving, a striking period fireplace and original internal doors, offering a comfortable and versatile living space with plenty of character.

Reception Room 2 3.87m x 4.08m Second reception room, a charming and light filled space overlooking the rear garden. The room offers a warm and inviting atmosphere, ideal for relaxing or entertaining, with pleasant garden views enhancing its appeal.

Landing 2.75m x 2.44m Well presented first floor landing with neutral decor and decorative dado rails. Providing access to the bedrooms and bathroom, with fitted carpet and original staircase.

Bedroom 1 3.75m x 3.03m Large rear bedroom overlooking the garden, offering a quiet and comfortable space with good natural light. Generous proportions provide flexibility for a range of layouts.

En-suite 2.31m x 0.82m En suite toilet off the main bedroom, providing added privacy and everyday convenience.

Bedroom 2 3.49m x 3.34m Large front facing bedroom with high ceilings, creating a bright and spacious feel. The room offers generous proportions making it a versatile and appealing space.

Bedroom 3 2.51m x 2.42m Third bedroom, the smallest of the three, yet still a generous and well proportioned room. A versatile space suitable for use as a bedroom, study or home office.

Bathroom 1.87m x 1.81m Upstairs bathroom fitted with a shower, providing a functional space for daily routines.

Gardens and exterior: The wonderful red brick period facade is complimented by a railed city style garden. To the rear, the garden offers a good sense of space and a generous grass lawn extending towards a large garage at the rear. Providing a useful connection between the house and garage.

Two Car Garage 5.61m x 5.55m Two car garage located to the rear of the property, accessible both via the rear garden and a rear laneway entrance. A highly practical feature offering secure parking and additional storage options.



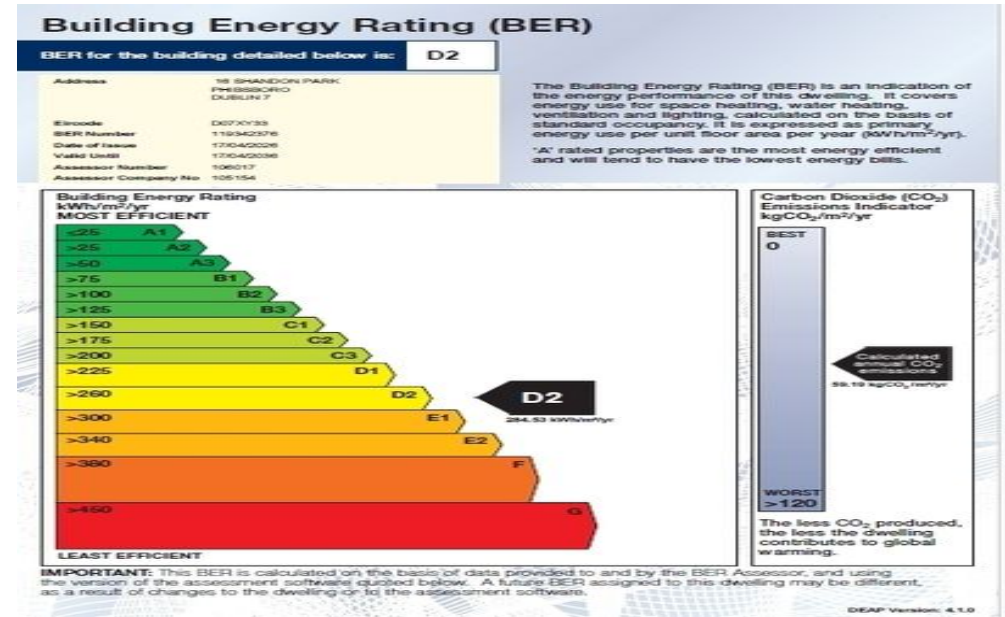




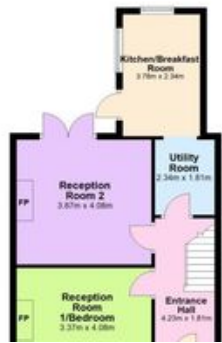








Floor plan



Location



Hamptons

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