

Hamptons

INTERNATIONAL



68 Drumcondra Road Upper, Drumcondra, Dublin 9, D09P4A4

4  4  3 

GUIDE PRICE

£830,000

(€950,000)

Property details



Attributes

 **Garden**

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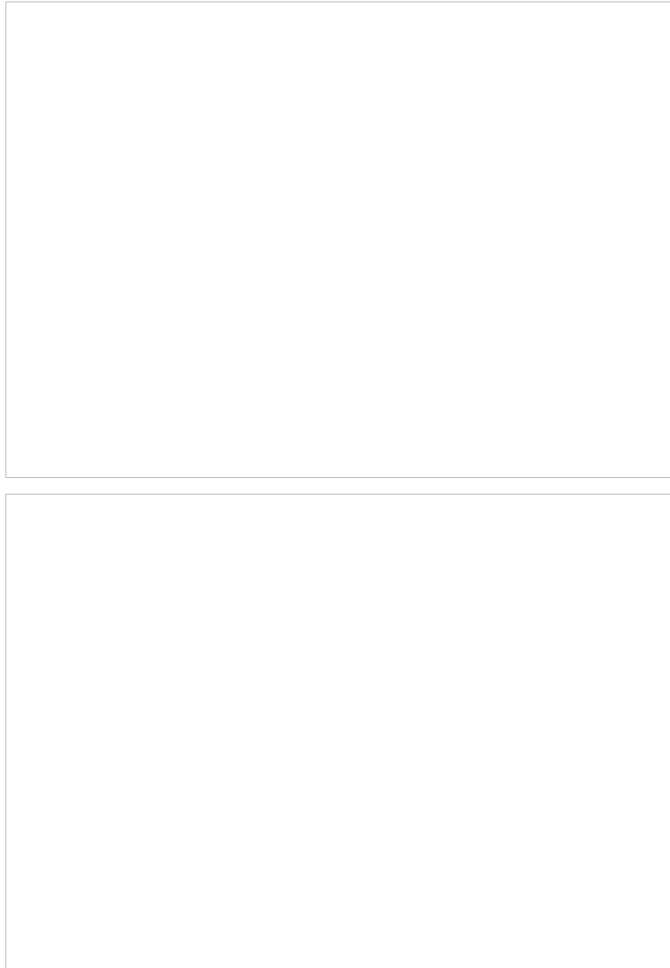
Description

4 bedroom house for sale DNG are delighted to present No. 68 Drumcondra Road Upper to the open market - an exceptionally charming Edwardian period family home, enhanced by a private rear garden with valuable rear access. Behind its striking red brick façade lies a warm and inviting residence that has been carefully maintained and thoughtfully upgraded by its current owners. The home retains many original period features, including high ceilings, generous room proportions, and elegant reception spaces, all of which combine to create a refined yet comfortable living environment. Tastefully decorated throughout, the interiors are rich in character and style, offering a welcoming atmosphere ideal for modern family life. The beautifully proportioned reception rooms are filled with natural light, providing versatile spaces that are equally suited to entertaining or everyday relaxation. To the rear, a superb kitchen/dining area opens seamlessly into a spacious utility room, enhancing both functionality and flow. Upstairs, the property offers four well-proportioned bedrooms, complemented by a large attic room and four bathrooms, providing ample accommodation for a growing family. The master bedroom spans the full width of the house boasting a large bay window with views across the tree-lined St. Patricks College Campus. Externally, the property truly excels. The attractive front garden was designed by the current owners in a south of France style with lavender and rustic stone. The impressive rear garden extends to approximately 60 ft. in length, enjoys a desirable east-facing orientation, and offers a high degree of privacy. The garden is fully matured and features two storage sheds along with a self-contained studio — ideal for modern flexible living. Situated in a prime residential location, No. 68 is within comfortable walking distance of Dublin City Centre and is surrounded by a wealth of local amenities in Drumcondra Village, including shops, cafés, bars, and restaurants. Nearby green spaces such as the Botanic Gardens and Griffith Park offer excellent recreational opportunities. Dublin City University is also within easy reach, along with a selection of well-regarded schools and sports facilities. The area benefits from excellent transport links, with numerous bus routes nearby and Drumcondra Rail Station within walking distance. Dublin Airport and the M50 motorway are just a short drive away, ensuring superb connectivity. This is a rare opportunity to acquire a distinguished period home in one of Dublin's most sought-after residential locations.

Property Details:

- Porch:** Tiled floor
- Entrance Hall:** Ceiling coving, arch, wooden floor, under stair storage
- Living Room:** Ceiling coving, centre rose, wooden floor, marble fireplace with tiled insert, bay window, double doors lead to;
- Dining Room:** Ceiling coving, centre rose, wooden floor, marble fireplace, access to the garden.
- Kitchen/Breakfast Room:** Tiled floor, wall and floor units, tiled splashback, gas hob, oven, extractor, plumbed for dishwasher. Exposed brick wall.
- Utility Room:** Tiled floor, plumbed for washing machine, access to the garden.
- Landing:** Ceiling coving, skylight.
- Bedroom 1:** Double room (full width of the house), wooden floor, ornate cast iron fireplace, ceiling coving, centre rose.
- Bedroom 2:** Double room, cast iron fireplace with tiled insert, overlooks rear garden.
- Ensuite Bathroom:** Tiled floor, shower, wc, whb.
- Bedroom 3:** Double room, cast iron fireplace, ceiling coving.
- Ensuite Bathroom:** Tiled floor, partly tiled walls, wc, whb, water tank, attic access.
- Bedroom 4:** Double room, cast iron fireplace, ceiling coving.
- Ensuite Bathroom:** Tiled floor, wc, whb, shower.
- Attic Room:** Built in storage, two skylights.
- Ensuite Bathroom:** Tiled floor, wc, whb, shower, skylight.

Garden: 60 ft. long (approx.) with raised beds, two block-built sheds, studio with shower room



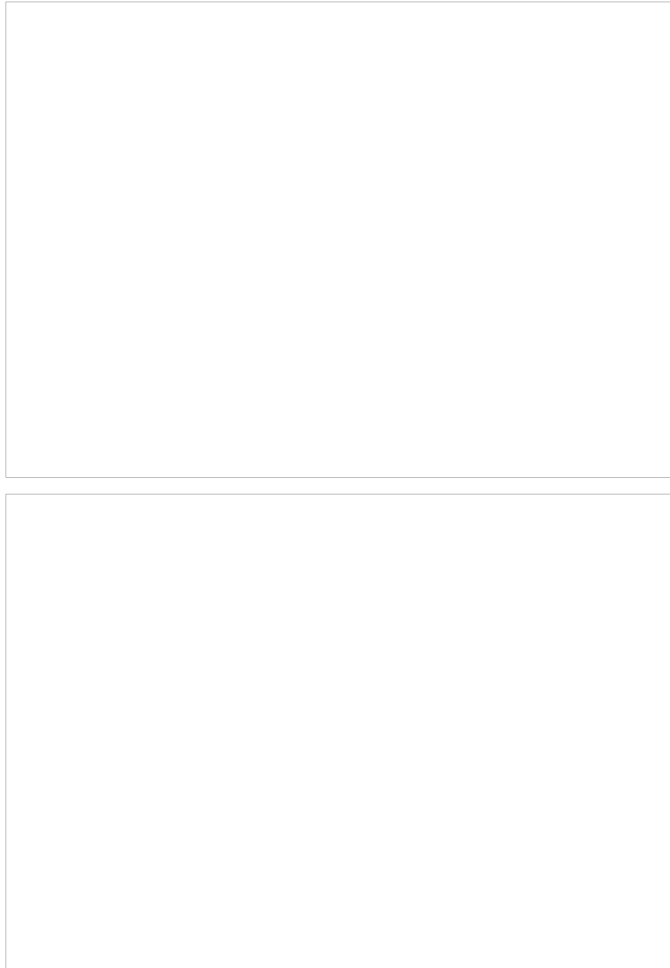










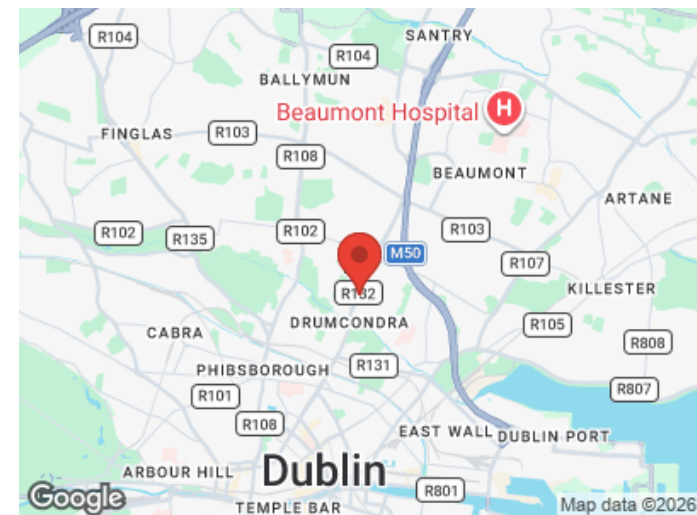
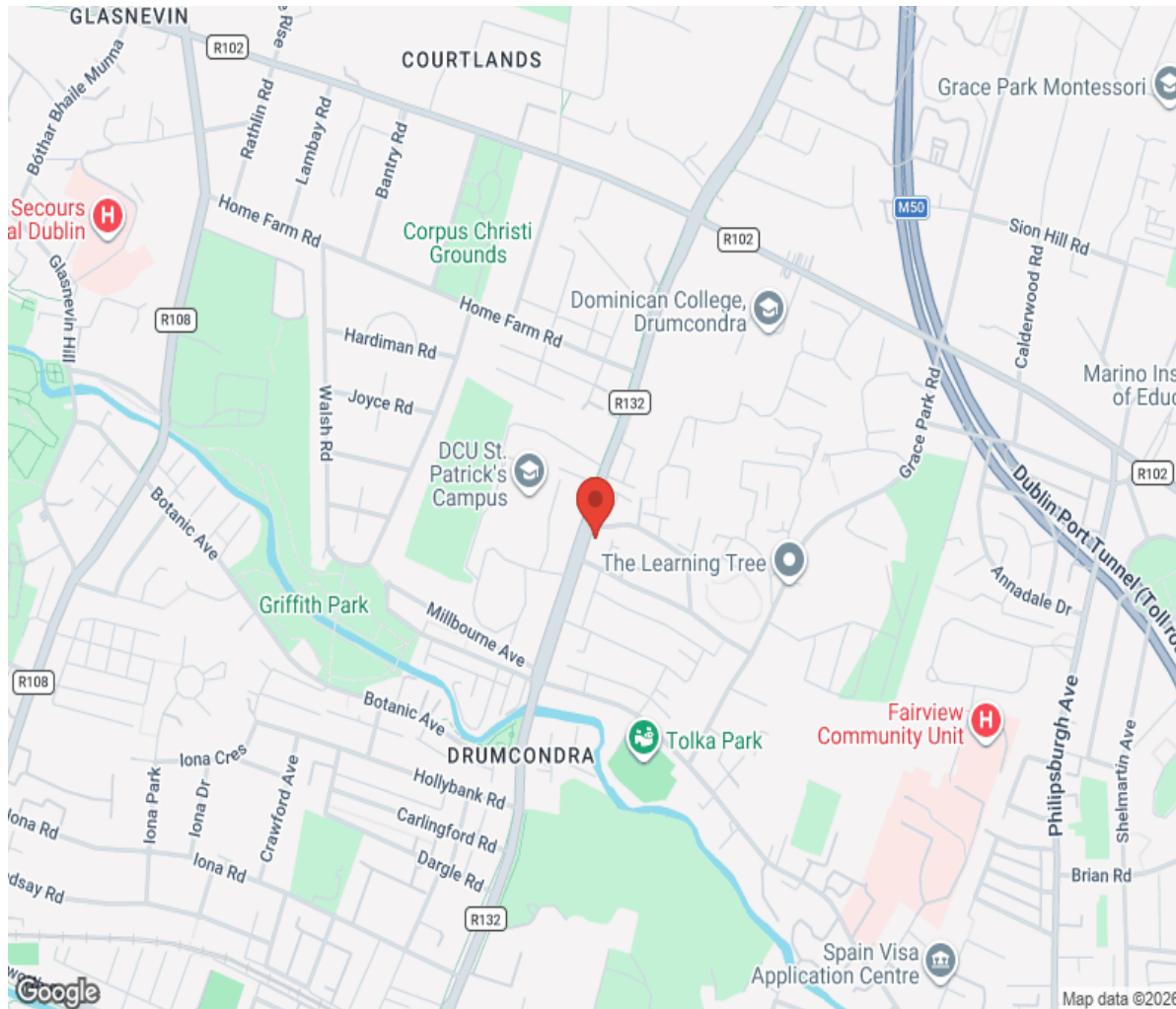




Floor plan



Location



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+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com