

Hamptons

INTERNATIONAL



Carndonagh House, 14 Marlborough Road, North Circular Road, Dublin 7, D07P7X8

9  7  3 

GUIDE PRICE

£910,000

(€1,050,000)

Property details



Attributes

 Garden

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Description

9 bedroom house for sale DNG are delighted to introduce an Important, mature, c.1885 Victorian Detached period residence in one of the most appealing residential avenues in Dublin 7. Rich in period features including wonderful fireplaces, high ceilings, picture rails and ornate coving. The property presents an excellent opportunity to set up home or continue an investment in a much sought after location less than 500m from the Phoenix Park and a 15-minute walk to Phibsboro Luas, cross city line. The house is of wonderful proportions and comprises of an entrance hallway, two grand reception rooms, kitchen/dining room, small sunrooms bedrooms and a downstairs shower room complete the accommodation at ground floor. Upstairs there are four spacious bedrooms with ensuites, and one currently used as a library. There are three self-contained residential units in the basement. To the front there is a large city garden with original cast iron and gates and railings with chamfered red brick piers, leading to Granite platform and steps and round-headed entrance door. To the rear of the building there is both pedestrian and gated vehicular access to a 75ft west facing walled garden with Rose bushes, Lavender and Ivy. This is a substantial garden space and offers further potential to extend or develop subject to planning permission. Located close to Phibsboro Village and Stoneybatter, Marlborough Road is well serviced by excellent public transport links to Dublin City Centre - including the LUAS and proposed DART west line at Blackhorse Avenue. Other local amenities are within walking distance as are the National Museum of Ireland at Collins Barracks, the Phoenix Park and the TUD campus in Grangegorman. Dublin Airport is within a short drive, and the area allows easy access to the M3/M50 intersection. Viewing of this fine period residence comes very highly recommended.

Basement hallway 3.1m x 2m Entrance hallway/lobby leading to apartments 3 residential units

Unit 1 35.63sq.m Basement living room to rear with large open fireplace and floor tiling - access to bathroom with bath, wc and whb. Through access to rear garden

Unit 2 31sq.m Main living room with fitted carpets, beautiful original feature fireplace, separate fitted kitchen with floor and wall tiling - shower room with whb and separate wc

Unit 3 22sq.m Large entrance hallway, with new shower room, separate fitted kitchen, floor tiling and living room with original feature fireplace and laminated wood floors

Entrance Hall 8.25m x 2m Beautiful entrance hallway on the first floor with high ceilings, fitted carpets, dado rail, original staircase, original ceiling Rose and ornate coving - access to under stairs shower room

Unit 4 30sq.m Open plan reception room with dual aspect, high ceilings, Marble feature fireplace, ornate coving, picture rail and access to small bay window sunroom

Unit 5 25.35sq.m Original front reception room with original floor boards, original coving, picture rails, and wonderful original Marble feature fireplace - shower room with wc and whb.

Bedroom 3.51m x 2.95m First floor bedroom to rear with vinyl floors, whb and built in wardrobes

Shower Room 2.35m x 1.33m Under stairs shower room off entrance hallway - cubicle shower, wc, bidet, whb over built in storage

Kitchen/Dining Room 4.9m x 3.39m Fully fitted kitchen units, vinyl floors and Mahogany feature fireplace with tiled surround

Sunroom 2.51m x 1.06m Off main kitchen - Bay window sunroom

Unit 6 28sq.m Rear dual aspect second floor living room with original floorboards, ceiling coving, picture rails and access to cubicle shower

Unit 7 27sq.m Front, second floor unit with separate kitchen, single bedroom, living room with original feature fireplace

Stairs and landing 6.2m x 2m Stairs and landing with fitted carpets, original arch and coving, stain glass window and dado rail - 2 x wc at the top of the landing

Bedroom 2.38m x 3.1m Back bedroom with grey laminated wood floors, built in wardrobes and access to separate wc

Bedroom/Library 4.44m x 4.27m Front bedroom/Library with large bay window, original floorboards, ceiling coving and picture rail - access to cubicle shower

Outside front 40ft x 27ft Front: private gated access leading to original Granite steps - Cut stone side wall with mature shrubbery

Outside rear 75ft x 45ft Walled and gated west facing rear garden with vehicular access and potential to develop further subject to planning permission. Mature shrubbery including Rose bushes, Lavender and Ivy.













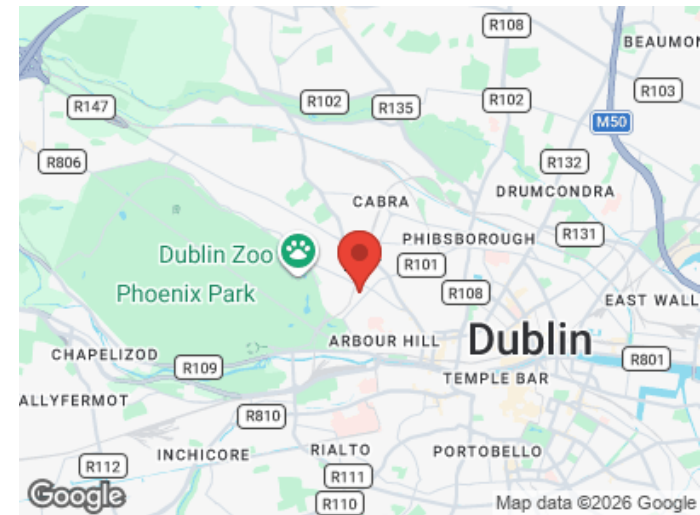
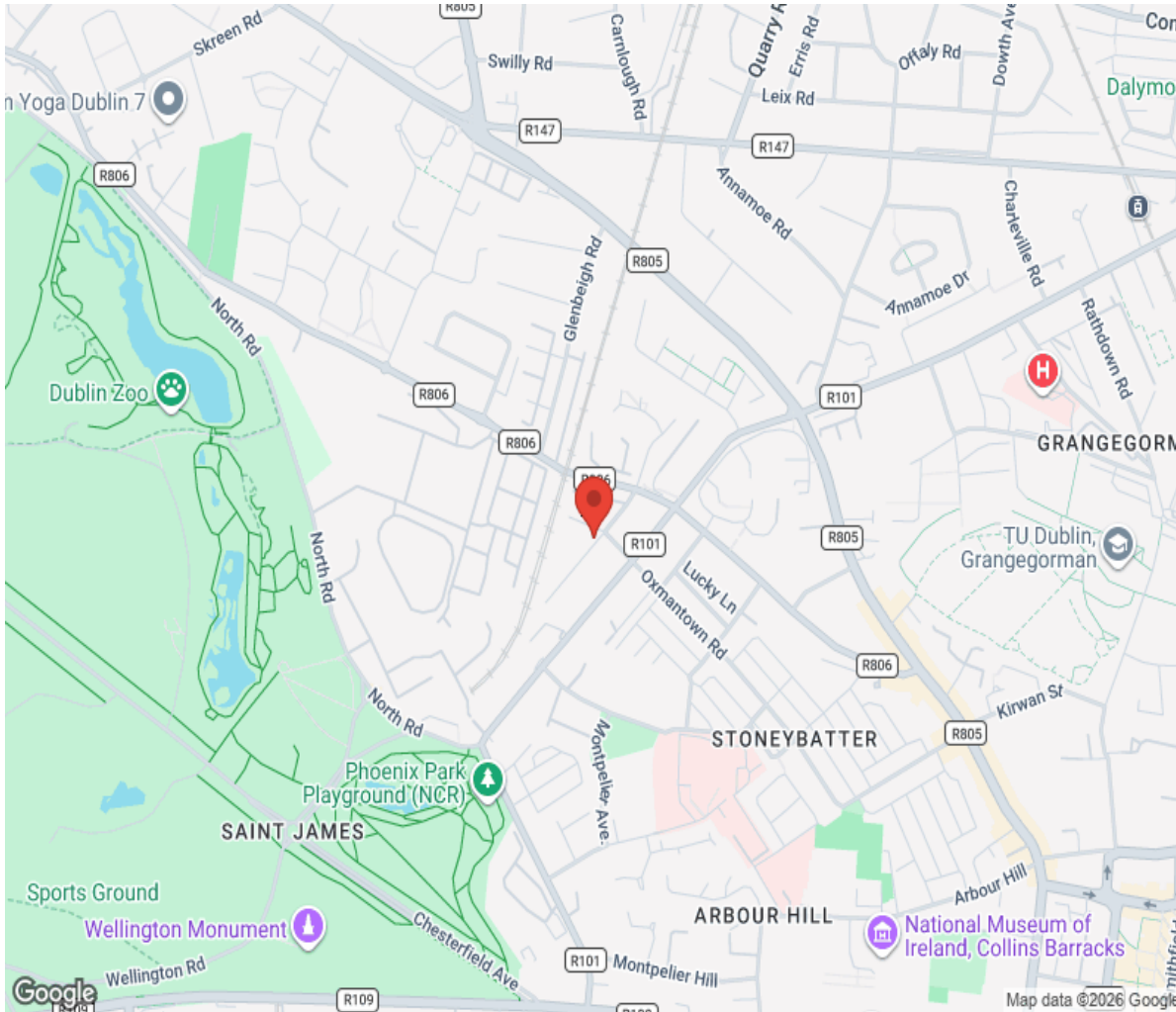




Floor plan



Location



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