

Hamptons

INTERNATIONAL



10 Shandon Road, Phibsborough, Dublin 7, D07R5Y6

3 

GUIDE PRICE




£740,000

(€849,000)

Property details



Attributes

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

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Description

3 bedroom house for sale DNG are delighted to present No. 10 Shandon Road, a charming extended family home occupying a substantial site in one of Phibsboro's most sought after and established residential locations. Ideally positioned along this mature tree lined road, the property benefits from an exceptional setting within easy reach of the City Centre, Phibsboro Village, the Botanic Gardens and a host of local amenities. The accommodation is well proportioned throughout and briefly comprises entrance porch, entrance hallway, Reception Room 1, Reception Room 2, kitchen/dining room, workshop and guest WC at ground floor level. Upstairs there are three bedrooms together with a family bathroom and landing area. A standout feature of this property is the exceptional site size and superb outdoor space. To the side is a brick built workshop area offering excellent storage or future potential, while to the rear there is a very large drive in garage accessed via Shandon Drive, ideal for secure parking, workshop use or additional storage, with potential to convert into further accommodation. The rear garden is larger than average for the area and benefits from valuable side access together with ample space for outdoor entertaining, gardening or future extension potential, subject to the necessary planning permission. Shandon Road is a highly regarded residential address known for its attractive character homes and convenient location. The area is exceptionally well served by public transport including the nearby LUAS at Cabra and Phibsboro, while an excellent selection of cafés, restaurants, schools and sporting facilities are all within easy reach. The Phoenix Park, TU Dublin Grangegorman and the Mater Hospital are also close by. This is a rare opportunity to acquire a home on such a generous site with outstanding potential in a prime Dublin location. Viewing is highly recommended and can be arranged through DNG Phibsboro on 01 8300989. Agents: Michelle Keeley MIPAV, Isabel O'Neill MIPAV, Brian McGee MIPAV, Leah Barry, Ciaran Jones MIPAV and Vincent Mullen MIPAV.

Entrance Hall 6.52m x 1.41m Welcoming entrance hall with carpeted flooring and a beautiful stained glass feature in the front door, allowing natural light into the space. The hallway provides access to the ground floor accommodation and sets a warm tone upon entering the home.

Reception 1 3.69m x 4.24m Positioned to the front of the property, this elegant reception room features carpeted flooring, high ceilings, decorative ceiling coving, and a feature fireplace which creates an attractive focal point.

Reception 2 3.52m x 4.15m Located in the centre of the home, the second reception room benefits from carpeted flooring and a feature fireplace. A large internal window overlooking the workshop area allows additional light into the room while adding a unique feature to the space.

Workshop 8.08m x 7.63m A large workshop positioned to the rear of the property, offering excellent versatility and suitable for a variety of uses including storage, hobbies, workspace, or potential further development subject to the necessary planning permissions.

WC 2.01m x 2.32m Conveniently located to the front of the property, the downstairs WC adds practicality to the ground floor accommodation.

Kitchen/Dining Room 6.67m x 2.71m The kitchen/dining room is fitted with a range of cabinets providing ample storage and workspace, complemented by tiled flooring and integrated ceiling lighting. Practical in layout, the kitchen also provides direct access to the rear workshop area.

Landing 4.64m x 1.65m Bright landing area with carpeted flooring providing access to the upstairs accommodation and all first-floor rooms.

Bedroom 1 3.32m x 4.15m A generously sized double bedroom located to the front of the property, featuring carpeted flooring and ample space for additional furnishings.

Bedroom 2 3.32m x 4.15m Spacious double bedroom positioned to the rear of the home with wooden flooring and fitted wardrobes providing excellent storage space.

Bedroom 3 2.63m x 2.15m Single bedroom with carpeted flooring, suitable for use as a child's bedroom, home office, or study space.

Bathroom 1.77m x 1.85m Fully tiled bathroom fitted with WC, WHB, and bath/shower unit, finished in a clean and practical style.

Exterior and gardens: To the front, the property is set behind a mature boundary wall with pedestrian access leading to the entrance porch. Positioned along this highly regarded tree lined road, the home enjoys an attractive streetscape within one of Phibsboro's most established residential settings. To the rear is a larger than usual private garden offering excellent outdoor space together with valuable side access. A standout feature is the substantial drive in garage accessed from Shandon Drive, providing exceptional secure parking, storage or potential for further accommodation. The rear garden also incorporates a brick built workshop area and offers excellent scope for outdoor entertaining, gardening or further development potential, subject to the necessary planning permission.













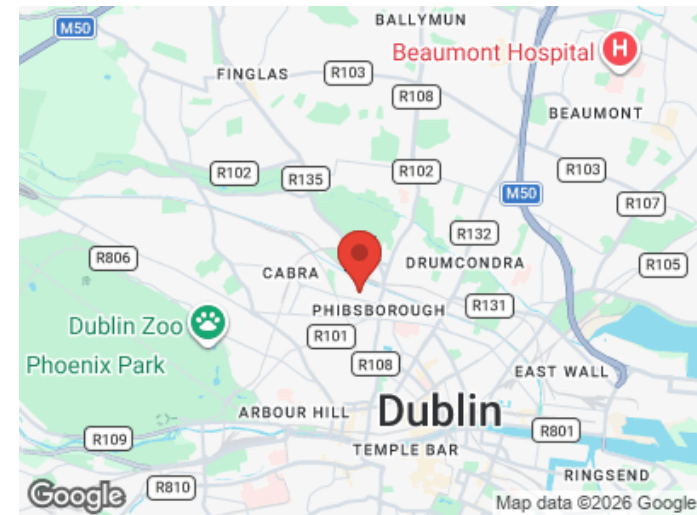
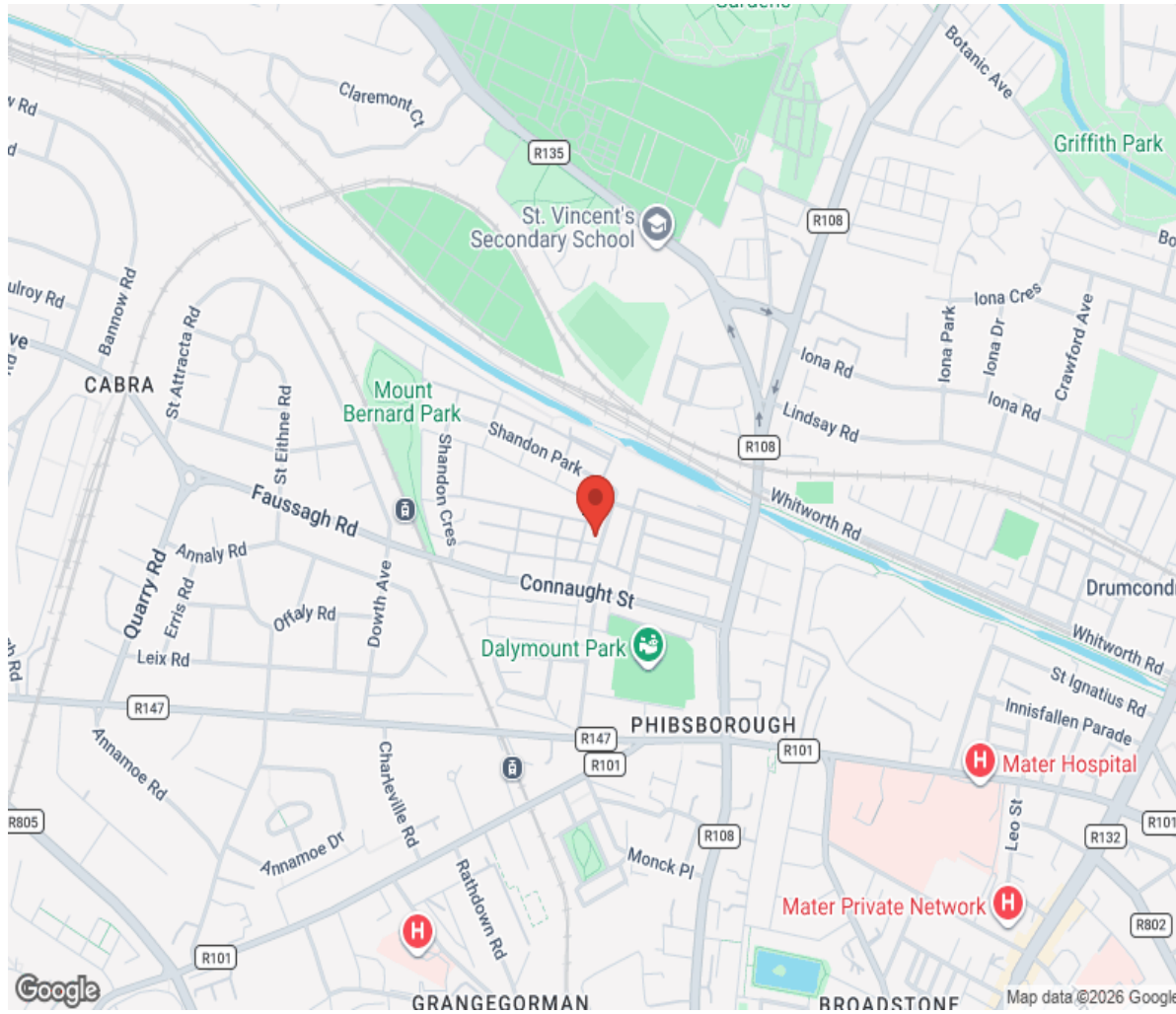




Floor plan



Location



Hamptons

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