

Hamptons

INTERNATIONAL



10 Daneswell Place, Glasnevin, Dublin 9, D09R2YY

4  4  2 

GUIDE PRICE

£1,020,000

(€1,175,000)

Property details



Attributes

 Garden

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Description

4 bedroom house for sale A four/five bedroom A1 rated home situated in one of the most desirable locations on Dublin's northside, with leafy surrounds, only 250 m from the National Botanic Gardens. This is a superb property offering light filled accommodation comprising of 190sq.m, 2045sq/ft including smart entrance hallway, large dual aspect reception room with 10ft ceilings; designer, hand painted inset kitchen/dining room, utility room and downstairs wc. On the first floor there is a second reception room also with dual aspect, 2 bedrooms, one with ensuite and walk in wardrobe. The top/second floor consists of 2 double bedrooms, main bathroom, ensuite and study. To the front there is a City garden with granite pathway and carefully orchestrated swathes of flowering foliage. To the rear there is a sunny south facing rear garden with astro turf lawn, Italian sealed porcelain patio area and stocked with Japanese Maple, Hydrangeas, Wisteria, Photinia and Mexican Daisy. Number ten is finished to a very high specification with Italian Corso Brick by S. Anselmo and Granite with granite inset and window sills. It features Carson windows, - Villeroy and Boch bathrooms and shaker style kitchen by Nolans Kitchens, with ornate wall panelling throughout. The property benefits an air to water heat pump and a 6kW solar panel array which result in minimum energy costs. 7.7kWh Zappi EV charging point is installed. There is excellent internet coverage with Deco ethernet backhaul wifi on each floor and cat 6e ethernet points in each room. The property benefits from professional interior design input to its room layout, wall colours and soft furnishings. Daneswell Place is perfectly positioned within walking distance to several bus routes, shops, cafes and parks. Alongside this beautiful setting adjacent the Botanic Gardens, it sits just 3km from the city centre and is a short walk to Ireland's fastest growing university, DCU. It is also close to some of the best schools on Dublin's Northside, including St Columbas, Educate Together Glasnevin, Scoil Mobhi, St. Vincent's CBS, Scoil Cathriona and St Mary's Glasnevin. It is a 3 minute walk to the proposed Metro Glasnevin stop at Crossguns bridge, where the soon to be extended DART line will also be located. Dublin Airport and the M1/M50 interchange are both within a short drive. The Met office, Bon Secour and Mater hospitals and Griffith Park are all within a couple of hundred yards. Viewing is very highly recommended to appreciate the many high specification qualities of this wonderful home, garden, setting and location.

Hall 2.75m x 2m Entrance hallway with contemporary laminated wood floor - dado rail and ornate wall panelling
 Reception 1 6.55m x 3.8m Dual aspect, living room with 10ft ceilings, laminated wood floors and chrome electrical fittings
 Kitchen/dining room 6.55m x 3.85m Stylish in-frame, hand-painted designer kitchen units with encaustic floor tiling quartz worktops and splash back, laminated wood floors - Island with quartz countertops and Quooker tap.
 Utility Room 2.5m x 1.3m Off Kitchen with Encaustic floor tiles, built in storage - plumbed for washing machine
 Downstairs wc 1.6m x 1.45m Wc and whb, encaustic floor tiling and under stairs storage
 Stairs and landing 3.45m x 2m First floor landing with ornate wall panelling and modern grey carpets
 Reception Room 2 6.55m x 3.8m Second reception room on the first floor with dual aspect, laminated wood floors and built in book shelving over radiator cover
 Bedroom 1 4.45m x 3.65m Double bedroom on the first floor to the front with nearly floor to ceiling windows and laminated wood floors - access to walk in wardrobe and ensuite
 Walk in wardrobe 2.2m x 1.65m Off main bedroom with laminated wood floors and quality built in wall units
 Ensuite Bathroom 2.2m 2.1m Off main bedroom with marble floor and wall tiles, walk in shower, wc and dual whb - under sink storage, recessed lighting and chrome upright towel heater
 Bedroom 2 3m x 2m Front bedroom with grey carpets and built in wardrobes
 Stairs and landing to second floor 3.25m x 0.9m With fitted carpets, access to plant room/hotpress and access to floored attic storage
 Bedroom 3 4.2m x 3.4m Large double bedroom on the top floor with modern grey carpets and built in mirrored wardrobes - access to bathroom ensuite
 Bathroom 3.9m x 1m Bath, separate cubicle shower, wc and whb, inset wall storage, Marble floor and wall tiling, recessed lighting and upright radiator - access to landing or double bedroom
 Bedroom 4 3.65m x 3.45m Large ensuite bedroom on the top floor with grey modern fitted carpets and built in wardrobes - access to ensuite with cubicle rain shower, wc and whb - chrome upright radiator and recessed lighting
 Bedroom 5/Study 2.94m x 2.5m Top floor centre room suitable for a variety of uses including home office - fitted carpets and built in storage units
 Outside front 35ft x 6ft Front City garden with granite paving surrounded by box hedge, Salvia, Agapanthus, Photinias and Alium - Private bin stores in self contained unit, external lighting and EV car charger
 Outside rear 35ft x 23ft Sunny south facing garden with secure rear pedestrian access, low maintenance astro turf lawn surrounded by Japanese Maple, Wisteria, Hydrangeas, Lavender, box hedging, Mexican Daisy and Photinia - 4 x outdoor sockets, all weather shed steeltech, outside taps and lighting - This is a beautiful private garden with Italian sealed porcelain paving and motorised awnings ideal for summer bbq's and evening reading
 Directions From Botanic Road/Harts Corner,

turn into Daneswell Place, see DNG for sale board on the right hand side
Ensuite Bathroom 2.5m x 1.85m
Ensuite shower room with marble floor and wall tiling - cubicle rain shower, wc and whb - under sink storage - recessed lighting and upright chrome towel heater, backlit LED, wall mirror

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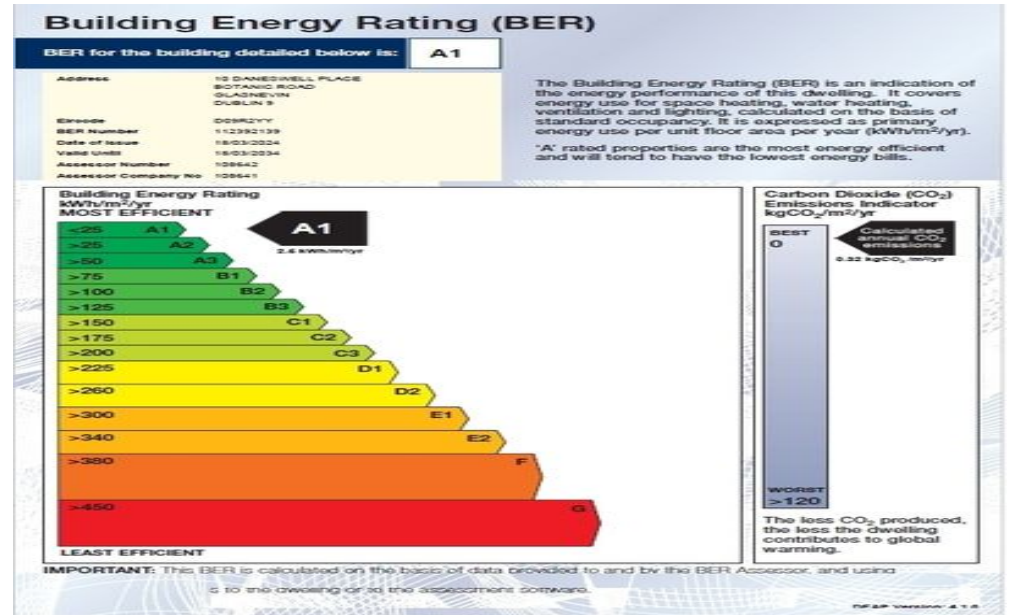












Floor plan



Location



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