



28 The Palms, Roebuck Road, Clonskeagh, Dublin 14,

Beirne
& Wise



28 The Palms, Roebuck Road, Clonskeagh, Dublin 14, D14FX31

For Sale By Private Treaty

This is a substantial four bedroom detached residence, ideally located on this elevated corner site just off Roebuck Road. No 28 is an instantly recognisable 1960's P.V. Doyle built home with bright and well-proportioned accommodation with high ceilings over two levels. This warm and inviting home has been well maintained over the years by its current owners, however prospective purchasers will clearly see the enormous potential to enhance and extend (subject to P.P) the current accommodation to suit today's family lifestyle. There are numerous options in relation to increasing floor area - extending to rear / side taking full advantage of the wonderful sunny aspect. The accommodation comprises; reception hall, living room, dining room, kitchen/breakfast room and guest w.c. on the ground floor with four bedrooms and a family bathroom on the first floor. It also benefits from mature wrap around gardens on three sides and a detached garage with access from the side garden.

This is one of South Dublin's much-loved suburbs, and with some justification; just over four miles to St. Stephen's Green and every amenity on your doorstep. The educational and leisure facilities of UCD are close by as well as within easy reach of well-established schools; Alexandra College, St Killian's, Sandford, Mount Anville and Gonzaga Colleges to mention a few. There is a superb choice of shopping at Clonskeagh, Ranelagh and Donnybrook with the Dundrum Town Centre just minutes away.



Special Features

- Floor area: 133 sq. m. excluding detached garage 15.80 sq. m. approx.
- Potential to extend (subject to necessary Planning Permission)
- Secluded southeast facing rear garden 17.90m x 7.90m approx.
- GFCH/ Alarm
- Bright and well-proportioned accommodation.
- Off street parking with detached garage.
- Excellent location adjacent to UCD and a host of amenities.

View

Strictly by appointment with the selling agents Beirne & Wise, Fields Corner, Upper Churchtown Road, Churchtown, Dublin 14, T: 01 296 2444





Accommodation

OPEN PORCH

Steps lead to a spacious covered porch.

RECEPTION HALL

5.16m x 2.98m

Bright airy and spacious hall with side window, coved ceiling and access to all rooms.

GUEST W.C.

With window, w.c, and w.h.b.

DINING ROOM

4.46m x 3.61m

This is a large bright multi-purpose room to the front with large window, overlooking the gardens, with coved ceiling, wall lighting points and an open fireplace.

LIVING ROOM

4.74m x 3.32m

A stunning room with dual aspect with commanding views over the rear, side gardens and beyond with coved ceiling, wall lighting points and open fireplace.

KITCHEN/BREAKFAST ROOM

4.68m x 3.30m

Overlooking the rear garden, it is fitted with a selection of wall and mounted floor units, with tiled splash back, built-in double oven, gas hob with overhead extractor unit and is plumbed for a washing machine and dishwasher. The GFCH boiler is located in the kitchen.

FIRST FLOOR

LANDING

Bright and airy with side window with access to Hot Press and the attic space.

BEDROOM ONE

4.50m x 3.62m

This is a large double room to the front of the house with extensive built-in wardrobes, wall lighting points and lovely tree top views including the spire on Roebuck Castle Gate Lodge.

BEDROOM TWO

4.56m x 3.31m

This is another generous double room to the rear, with built-in wardrobes, dressing table with mirror and vanity w.h.b.



BEDROOM THREE

3.32m x 3.02m

A smaller double room overlooking the rear garden with wall to wall sliding door wardrobes, built-in vanity w.h.b. with drawers.

BEDROOM FOUR

3.01m x 2.34m

A single to the front with built-in wardrobes and open shelving.

BATHROOM

Contemporary, fully tiled, with walk-in shower, complete with screen and thermostatic adjustable shower head, close coupled W.C., vanity basin with mono chrome tap, mirrored wall cabinet and heated towel radiator.

GARDENS

The wrap around gardens has a total road frontage of 49.0 m approx., with a low-level perimeter walling with decorative wrought iron railings and a dedicated gated pedestrian entrance lined with rose bushes leading to the covered porch. There is a separate vehicular driveway with access to the garage. An ivy clad wall separates the sunny south easterly rear garden from the side garden (35.50m x 8.25 m approx.) with a gated pedestrian access connecting the two. The rear garden (17.90 m long x 7.90m wide approx.) is very secluded - in lawn with an abundance of mature shrubs and trees providing year-round interest. The side and front gardens are mostly in lawn with specimen trees and a mature holly tree.

BER

NUMBER: 118726314

OUTPUT: 326.57 kWh/m2/yr.

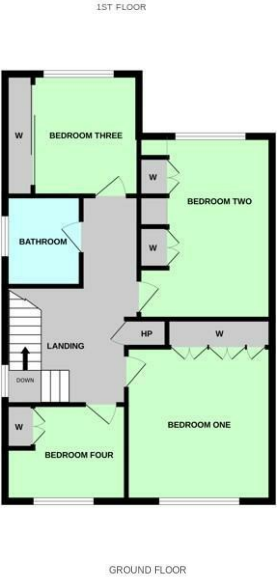








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