



Woodville 88 Roebuck Road, Clonskeagh, Dublin 14,

Beirne  
& Wise





## Woodville 88 Roebuck Road, Clonskeagh, Dublin 14,

For Sale By Private Treaty

Woodville is a most impressive, extended family home, ideally located on this most popular residential road in Clonskeagh, with the bonus of the much sought after south facing rear garden. Built in the 1940's, this fine home has a solidness that is difficult to find in modern homes of today. The adaptable accommodation is bright and airy with large windows and rooms of generous proportions with extra high ceilings and retains its original "art deco style" internal panelled doors. The same family have occupied Woodville since the 1960's, and though well maintained over the years, the house would benefit from modernisation and upgrading to suit today's family's needs.

The accommodation comprises; Porch, hall, guest w.c., living room, TV/family area open to wonderful dining/garden room, kitchen/ breakfast room, converted garage and at first floor level four generous beds and a bathroom with separate wc completes the picture.

The house is further complemented by landscaped gardens both front and rear with generous off-street parking and access via the converted garage to the secluded south facing rear garden 21 metres long approx.

The location is one of great convenience with an enviable range of facilities at hand; within minutes of Mount Merrion, Dundrum Town Centre, Milltown, and Clonskeagh. The M50 is easily accessible, and there are regular bus routes to the city and beyond. There is a selection of junior and senior schools nearby -both public and private. It is across the road from UCD and there is a large range of leisure and shopping amenities close by. Viewing is highly recommended to appreciate all that Woodville has to offer, with an impressive footprint with further potential – this could easily be the forever home.



### Special Features

- Floor area 171 sq. m. approx. including converted garage.
- Flexibility in layout.
- GFCH
- Convenient location.
- Large (21m) south facing garden.
- Attractive multi-function garden room extension.
- Generous off-street parking.

### View

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









## Accommodation

### PORCH

Spacious porch, retaining original brick faced wall and picture window.

### HALL

Welcoming hallway with original panelled/glazed front door, with laminate flooring and access to principal rooms and converted garage, open understairs access and adjacent storage cupboard.

### GUEST W.C

Potential to convert to shower room with original terra cotta floor tiling, W.C, W.H.B., plumbed for a washing machine and original porthole window.

### LIVING ROOM

4.50m X 3.63m (plus bay)

Overlooking the front garden, this bay windowed room is fitted with wall-to-wall built-in storage presses and open bookshelves incorporating the chimney breast.

### TV /FAMILY AREA

4.15m x 3.93m

Light filled family friendly space – with marble surround fireplace with built- in units on either side of chimney breast, open to dining/ garden room.

### DINING/ GARDEN ROOM

5.97m x 2.67m

This cleverly extended, light filled room allows for great flexibility in use with dual aspect, large picture windows taking full advantage of the garden views and a French door to the garden as well as access via glazed door to kitchen/ breakfast room.

### KITCHEN/BREAKFAST ROOM

4.98m x 3.62m

Spacious and practical with open fireplace and built-in storage units on either side chimney breast. There is timber flooring in the eating area and terra cotta tiles in the kitchen. The kitchen is fitted with an array of floor and wall mounted units with tiled splash and is plumbed for a dishwasher and there is access to the much-favoured pantry style cupboard. There is also access to the rear garden.

### CONVERTED GARAGE

3.61m x 2.45m

Highly adaptable space with corner W.H.B., access to front garden and in turn access to rear garden via the Boiler House with floor standing GFCH boiler.

### FIRST FLOOR

### LANDING

Generous landing with large window with access to the hot press and the attic space.





### BEDROOM ONE

4.50m m x 3.63m (plus bay)

Principal bedroom overlooking the front with bay window, laminate flooring, built-in presses incorporating vanity W.H.B and open shelving. There are open views to the front across St Killian's and towards the city.

### BEDROOM TWO

3.62m x 2.75m

This is a roomy single / small double room to the rear with original timber built-in storage unit.

### BEDROOM THREE

4.18m x 3.62m

This is a large double room to the rear with wonderful garden views. There are built-in wardrobes with open shelving and dressing table.

### BEDROOM FOUR

3.09m x 2.50m

A double room to the front, with built-in wardrobe and study desk with high level shelving.

### W.C.

With W.C. and window overlooking front garden.

### BATHROOM

Fully tiled with timber sheeted sloping ceiling with roof light and suite comprising; bath with thermostatic shower unit, pedestal mounted W.H.B. and wall mounted fan heater.

### GARDENS

The walled front garden offers generous off-street parking and is traditional in layout with a manicured lawn and well-maintained selection of shrubs and trees which screens the house from the passing eye. Access to the rear garden is through the converted garage - a real oasis of calm with the much sought after secluded south facing rear garden (21 m long approx.) A side pathway runs the length of the garden with expansive lawn area bordered by planter beds offering year-round colour and interest with a variety of specimen trees, plants, and shrubbery. There is a sunny patio area extending the width of the property perfect for outdoor entertaining. There is also a block built shed with power supply and lean to storage adjacent to the kitchen as well as an outdoor tap.

### BER

Number: 119348951

Output: 463.59 kWh/m<sup>2</sup>/yr









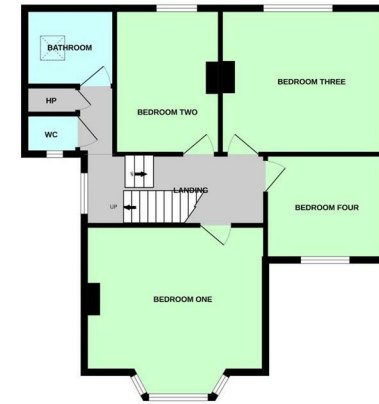




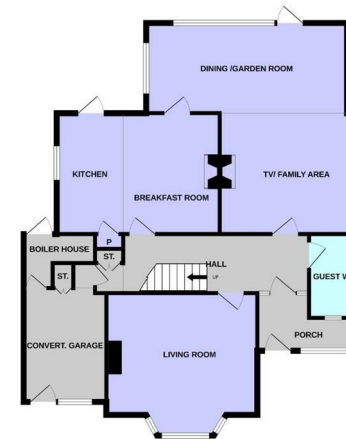


PSRA Licence No. 001293. These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

1ST FLOOR



GROUND FLOOR



Beirne  
& Wise

Fields Corner, Upper Churchtown Road,  
Churchtown, Dublin 14,  
t: 01 296 2444  
e: info@beirnewise.ie  
www.beirnewise.ie