



13 ARGYLE ROAD,

Donnybrook, Dublin 4

KnightFrank.ie





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Fantastic opportunity to acquire this wonderful Edwardian Crompton built semi-detached family residence c.1910 within minutes walk of both Donnybrook and Ballsbridge villages, Herbert Park, shops, restaurants and the city centre. No. 13 would make an ideal family home with excellent proximity to schools, universities, and local amenities together with easy access to the N11 and public transport on your doorstep.

The accommodation comprises large entrance hall, guest WC, two reception rooms, kitchen/breakfast room, family room, office and utility room. Upstairs there are four bedrooms (two en-suite), shower room and main bathroom. Outside there is a large south facing rear garden, with garage accessed from Brendan Road.

Quite simply, an opportunity not to be missed!

Accommodation:

Porch	Stained glass door leading to:
Entrance Hall: 4.23m x 3.41m	Carpet floor, open fireplace with tiled surround, cloakroom.
Guest WC	Tiled floor, WC and wash hand basin.
Drawing Room: 4.21m x 4.96m	Bay window, carpet floor, dado rail, recessed lighting. Open fireplace with tile and wood surround. Double doors to:
Dining room: 4.21m x 4.85m	Carpet floor, dado rail, open fireplace with tile and wood surround, doors to:
Family room: 5.03m x 3.67m	Cork tiled floor, skylight, patio doors to garden.
Kitchen: 3.87m x 5.3m	Cork tiled floor, fitted units, Aga oven, Bosch dishwasher, door to:
Office/Study: 4.04m x 3.48m	Carpet floor, sliding door to garden.
Utility room:	Tiled floor, stainless steel sink unit, door to side, washing machine, dryer, Whirlpool fridge freezer, fitted units.

Upstairs

Landing	Carpet to stairs, stainless glass window, hot press.
Master bedroom: 4.2m x 6.18m	Carpet floor, fitted wardrobes, bay window overlooking front, feature fireplace.
En-suite: 3.46m x 3m	Stand alone bath with shower attachment, WC, wash hand basin, shower cubicle, feature fireplace, tiled floor, recessed lighting.
Bedroom 2: 4.2m x 3.63m	Carpet floor, feature fireplace, window overlooking rear garden.
Bedroom 3: 3.92m x 4.6m	Carpet floor, dual aspect, fitted wardrobes, overlooking rear garden.
En-suite	WC, wash hand basin, shower cubicle.
Bathroom	Bath with shower attachment, wash hand basin, WC., tiled floor.

Top floor

Bedroom 4: 3.9m x 4.23m	Feature fireplace, window overlooking rear garden.
Shower room	WC, wash hand basin, tiled floor.

Outside

South facing private rear garden (approximately 70 ft in length and 30 ft in width) with mature trees, shrubs and brick patio. There is a garage (19ft x 11ft) accessed from Brendan Road and cobble stone driveway to the front.

Features/Services

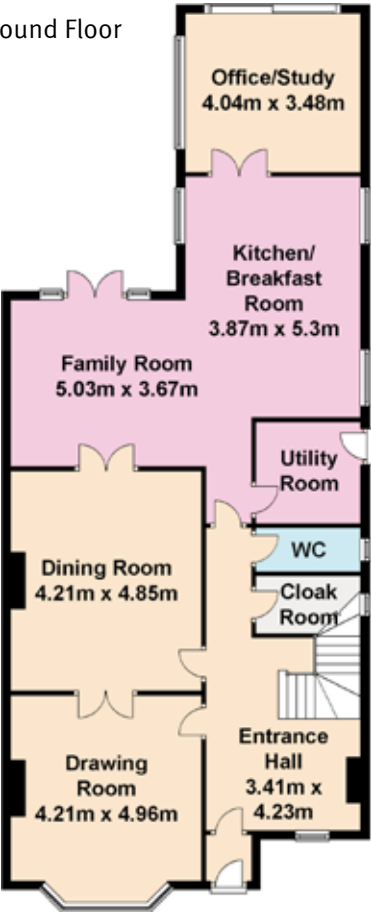
Gas fired heating
Alarm
NTL
Wired for telephone
South facing rear garden
Garage

Viewing

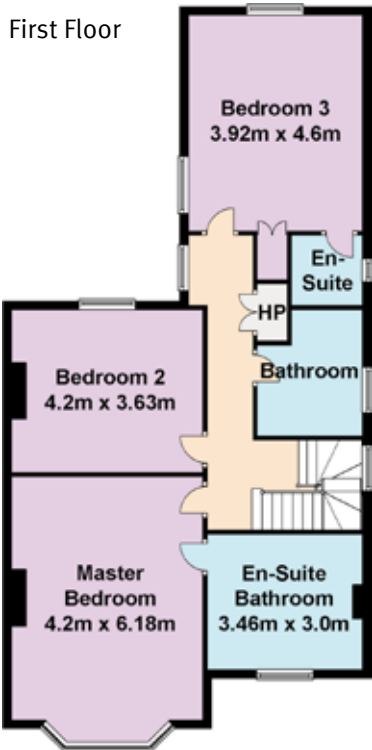
By appointment

Our ref: JG/SW

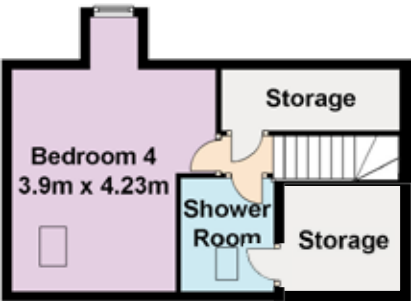
Ground Floor



First Floor



Top Floor



- Reception Rooms / Living and Circulation Areas
- Kitchens
- Bedrooms
- Bathrooms
- Storage

Not to Scale

Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such.





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