

Accommodation details

PORCH ENTRANCE: with tiled floor.

ENTRANCE HALL: 10m x 1.9m (32' 10 x 6' 3) beautiful hall door with Art Nouveau stained glass panels.

DRAWING ROOM: 4.2m x 5.5m (13' 9 x 18' 1) with attractive ceiling cornice and plaster work, fireplace with mahogany mantelpiece, brass hood, tiled hearth and surround, stained glass panels above the windows.

DINING ROOM: 4.3m x 6m (14' 1 x 19' 8) with mahogany mantelpiece with tiled surround and hearth, good ceiling coving and bay window overlooking the rear garden.

FAMILY ROOM: 0.63m x 4m (2' 1 x 13' 1) with carved timber mantelpiece, tiled hearth and surround.

LOWER HALLWAY: with tiled floor, storage and door to kitchen.

KITCHEN: 4.8m x 3.3m (15' 9 x 10' 10) with tiled floor, range of units, Belfast sink, wall mounted boiler.

SCULLERY: 2.6m x 3.6m (8' 6 x 11' 10) with tiled floor.

BATHROOM: with bath, pedestal w.h.b., w.c.

LANDING:

BEDROOM 5: 2.8m x 3.1m (9'1 x 10'1) with sink unit.

BATHROOM: with bath, antique roll top bath, hotpress and separate w.c.

BEDROOM 1: 3.5m x 4.7m (11' 6 x 15' 5) with Art Nouveau fireplace.

BEDROOM 2: 4.3m x 5m (14' 1 x 16' 5) with tiled fireplace, window overlooking back garden.

BEDROOM 3: 4.2m x 4.6m (13' 9 x 15' 1) with dressing room.

DRESSING ROOM: 3.1m x 2m (10' 2 x 6' 7)

BEDROOM 4: 4m x 3.5m (13' 1 x 11' 6) with fireplace.

OUTSIDE:

Exceptional garden of approximately 36m., lawned with coal store, outside w.c. and side access. To the front there is a lawned garden with pedestrian access and ample on street car parking.



Lisney

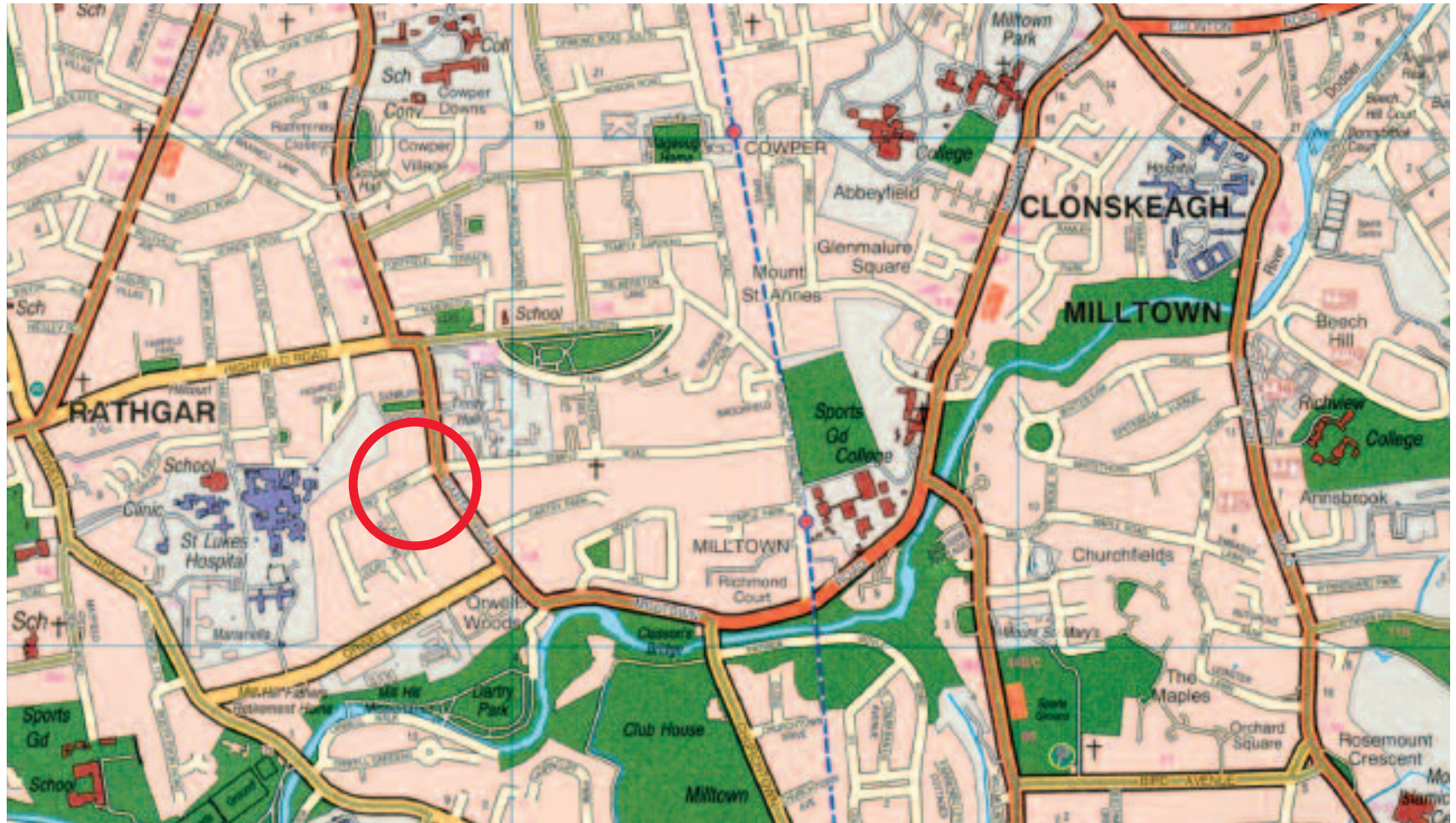
SOLICITORS:

Mr Kenneth Hargaden,
Arthur Cox,
Earlsfort Centre,
Earlsfort Terrace,
Dublin 2.

VIEWING:

Strictly by special appointment
with the sole selling agents,
Lisney.

01-638 2700



ST. STEPHEN'S GREEN OFFICE

24 St. Stephen's Green, Dublin 2. Tel: 01 638 2700 Fax: 01 676 4474
Email: dublin@lisney.com

OTHER OFFICES

141 Lower Drumcondra Road, Dublin 9. Tel: 01 884 0700
106 Lower George's Street, Dun Laoghaire, Co. Dublin. Tel: 01 280 6820
2 Rathfarnham Road, Terenure, Dublin 6. Tel: 01 492 4670

RESIDENTIAL LETTINGS

24 St. Stephen's Green, Dublin 2. Tel: 01 662 4511 Email: rletts@lisney.com
106 Lower George's Street, Dun Laoghaire, Co. Dublin.
Tel: 01 280 0611 Email: dl@lisney.com

MORTGAGE CONSULTANTS

Independent & confidential mortgage advice, call 01 638 2739 or
Email: mortgages@lisney.com



MyHome.ie

These particulars are for guidance only and do not form part of any contract. All statements contained in these particulars as to the property are made without responsibility on the part of the agents or the vendor and none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. Any intending purchasers shall satisfy themselves by inspection or otherwise as to the correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation, nor for the rescission of the contract by either the vendor or the purchaser. They are issued on the understanding that all negotiations will be conducted through this firm.

Public Auction

The Lisney logo consists of the word "Lisney" in a white, sans-serif font, enclosed within a white rectangular border. This logo is set against a solid red square background.

“Dinard” 52, Kevin’s Park, Dartry, Dublin 6

A delightful detached double fronted red brick period residence superbly positioned on this popular residential road in the heart of Dartry, with every period feature intact and an excellent rear garden.

PUBLIC AUCTION

Wednesday 31st March 2010
at 2.30p.m. in 24 St. Stephen’s Green

01-638 2700
www.lisney.com



01-638 2700

Lisney



Undoubtedly one of the finest properties to come to the market in recent times, "Dinard" is a substantial family residence dating back to the early 1920's offering elegantly proportioned bright accommodation of approximately 244 sq.m. (2,626 sq.ft.) comprising three graciously presented reception rooms, kitchen, scullery, guest cloakroom, five bedrooms, family bathroom and separate w.c. Although the property is in need of modernisation and upgrading many of the original features are intact and there is superb potential to recreate a beautiful family home. To the rear there is a lawned garden of approximately 36m in length benefiting from westerly sunshine.

To the front there is a lawned garden with pedestrian access to St. Kevin's Park with ample on street parking.

St. Kevin's Park is a deservedly popular mature residential location off Dartry Road in the heart of Dublin 6. This is a much sought after location of enviable convenience within easy reach of Rathmines, Rathgar and Ranelagh all offering an excellent selection of specialist shops and restaurants. The Luas at Milltown is minutes walk away.

Particular Features Include:

- Elegant accommodation of approximately 244 sq.m. (2626 sq.ft.).
- Superb family residence on this prime residential road in the heart of Dartry, Dublin 6.
- Gas fired central heating.
- Security alarm system.
- Superb well maintained rear garden of approximately 36m benefiting from westerly sunshine.
- Fitted carpets and curtains included in sale.
- Many period features including cornice work, architraves and fireplaces.



FLOOR PLANS

NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY

