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15 & 15A St. Saint Josephs Avenue, Drumcondra, Dublin 3

Starting Bid: €490,000.00

For sale by Kelly Bradshaw via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

2 BED SEMI-DETACHED RESIDENCE WITH GRANNY FLAT / EXCELLENT CENTRAL LOCATION / CONVENIENT SIDE ACCESS / REAR VEHICLE ACCESS/ PRIVATE DECKED GARDEN

We are truly delighted to present 15 & 15A St. Joseph’s Avenue.

The primary home is 2x Bed and 2x Bath, a most charming red brick semi-detached residence, perfectly positioned in one of the city’s most vibrant and sought-after neighbourhoods.

To the side and rear is a Granny flat, known as 15A, currently laid out as supplementary accommodation which includes 2 x Bed and 1 x Bath with small fitted kitchen and larger living/dining area.

Tucked away on a quiet residential street, this handsome home makes an immediate impression with its classic red brick façade and elegant fanlight crowning the entrance, a subtle nod to the nearby older homes' character and timeless appeal.

Stepping inside, a sense of warmth welcomes you home. The hallway, beautifully laid with full terracotta tiling, sets a rich and inviting tone. From here, the home opens into a thoughtfully designed, open plan layout that blends classic charm with contemporary style.

At the heart of the home lies a sleek, modern kitchen to the front, fitted with pale cabinetry and muted glass accents, offering both form and function. This elegant design flows effortlessly into the adjoining dining and living area, where light pours in through full height glass doors that open out to a private rear courtyard. Fenced for privacy and tastefully finished, this outdoor haven offers a rare sense of seclusion and a peaceful retreat right in the heart of the city.

Upstairs, comfort continues. A carpeted staircase leads to two beautifully proportioned double bedrooms. The principal bedroom, positioned to the front of the home, is generously sized and bathed in natural light, while the second double bedroom benefits from a dual aspect, creating a bright and airy atmosphere throughout the day. Both rooms offer space to unwind, work, or simply rest, a peaceful contrast to the vibrancy of city life just outside your door.

The lifestyle afforded by St. Joseph’s Avenue is truly exceptional.

Situated within walking distance of the City Centre, residents enjoy easy access to the best of Dublin’s culture, cuisine and connectivity. Whether it's a leisurely stroll to nearby cafés, a morning run through the green spaces, everything you need is within reach.

Excellent public transport links, and numerous bus routes, ensure seamless connections across the city and beyond, while a host of local amenities, schools, shops and restaurants create a community that is both welcoming and well-established.

Early viewing is highly recommended to truly appreciate all that this special home has to offer.

Prospective purchasers should note that the structure located to the rear of the property is currently configured as ancillary accommodation. This structure was erected over seven years ago and is being sold strictly as-is. We make no representations or warranties regarding this rear structure.

Features:

GRANNY FLAT
EXCELLENT CENTRAL LOCATION
CONVENIENT SIDE ACCESS
VEHICULAR ACCESS TO THE REAR
PRIVATE DECKED GARDEN TO THE REAR

BER: C3
BER No: 119002525

TO VIEW OR MAKE A BID contact Kelly Bradshaw or iamsold, www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.