



43 SEAVIEW AVENUE EAST, EAST WALL, DUBLIN 3

3 BED END-OF-TERRACE EXTENDED HOUSE

BER D2

REA
GRIMES

FOR SALE BY PRIVATE TREATY

43 Seaview Avenue East, East Wall, Dublin 3

SPECIAL FEATURES

- 3 bed end-of-terrace extended house
- Approx. 138 sq m / 1,485 sq ft
- South facing rear garden
- Off-street parking
- Established location, walking distance to IFSC

DESCRIPTION

REA Grimes Clontarf are delighted to bring to the market this property in an established location. 43 Seaview Avenue East, originally a 3 bed end-of-terrace home and extended circa 2002, comes to the market in excellent condition. The property is nicely positioned within walking distance to the IFSC, Mayor Square Luas stop and Docklands DART station.

No. 43 measures approximately 138 sq m / 1,485 sq ft of living and bedroom accommodation. Accommodation comprises a hallway, utility room, bathroom, large open plan kitchen / dining / living room and 3 bedrooms all downstairs. Upstairs, there are also 3 bedrooms (one en suite) and a bathroom. To the front is a small, paved garden with off-street parking, while to the rear is a south facing garden.

Situated in East Wall, the property enjoys a convenient location with a fantastic choice of amenities within walking distance. The property is a short stroll to Fairview Park whilst also within walking distance of the IFSC. The location is also convenient to East Point Business Park, the Port Tunnel, Dublin Airport, the M1 and the M50.



ACCOMMODATION

Entrance Hall:

Accessed via a porch, wooden flooring, access to large bathroom and hot press

Reception Room 1:

Currently in use as a bedroom

Reception Room 2:

Currently in use as a bedroom

Office:

Currently in use as a bedroom

Bathroom:

Large bathroom with tiled floor, WC, wash hand basin and bath with shower attachment

Kitchen / Dining / Living Room:

Large extended room with tiled floor and double doors to rear garden

Utility Room:

Plumbed for washer / dryer, tiled floor

Bedroom 1:

Double bedroom to the front of the property with access to en suite

En Suite:

With WC and walk-in shower

Bedroom 2:

Double bedroom to the rear of the property

Bedroom 3:

Single bedroom to the front of the property

Bathroom:

With WC and wash hand basin



OUTSIDE:

There is a south facing rear garden and off-street parking to the front.

SERVICES:

- Gas Fired Central Heating
- Off-street parking

BER DETAILS

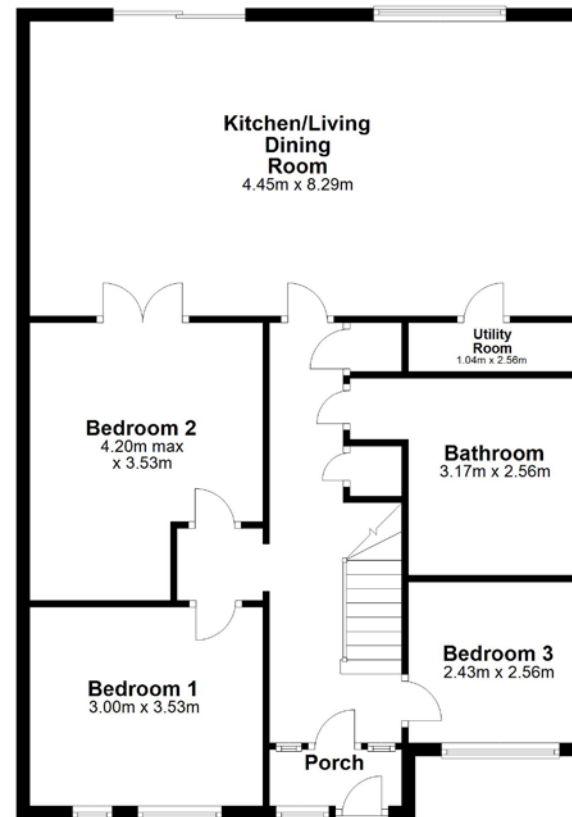
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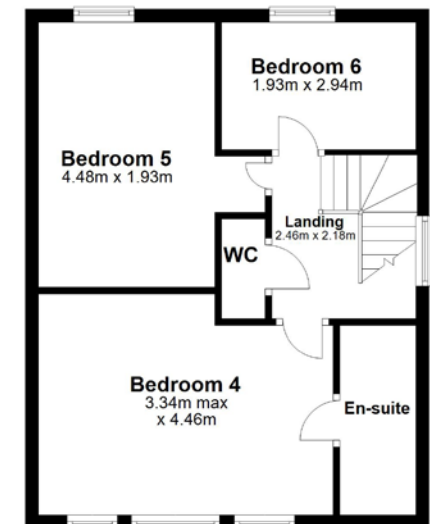
Energy Performance Indicator: 289.7 kWh/m²/yr



Ground Floor



First Floor



FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE.
Plan produced using PlanUp.



REA Grimes

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