



7 KINCORA GROVE, CLONTARF, DUBLIN 3

CHARMING 3 BED SEMI-DETACHED FAMILY HOME

BER E2

REA
GRIMES

FOR SALE BY PRIVATE TREATY

7 Kincora Grove, Clontarf, Dublin 3

SPECIAL FEATURES

- Charming 3 bed semi-detached family home
- Approx. 121 sq m / 1,302 sq ft
- West facing rear garden of approx. 60 ft
- Convenient and highly sought-after location
- Located minutes' walk from Clontarf Promenade
- Lovingly cared for family home

DESCRIPTION

REA Grimes Clontarf are thrilled to bring 7 Kincora Grove to the market. This charming family home is ideally located on Kincora Grove in a sought-after location in Clontarf. This is a wonderful opportunity to acquire a fantastic family home in a much sought-after area of Clontarf. Requiring modernisation, this property will allow a discerning purchaser to put their own stamp on this lovely home.

No. 7 is a deceptively spacious family home measuring approx. 121 sq m / 1,302 sq ft. Internally the property is well laid out and there is a wonderful sense of space as one walks through the house. The accommodation briefly comprises entrance hall, two reception rooms, breakfast room, kitchen and utility room all located downstairs. While upstairs there are 2 large double bedrooms, a single bedroom, WC and bathroom. The west facing rear garden is laid predominantly in lawn with mature planting and to the front is a driveway with off-street parking.

Situated on Kincora Grove, a mature and settled area, the location is second to none. Clontarf Promenade and cycle track are approximately a 5-minute walk, while Clontarf Village with its excellent selection of restaurants and boutiques is also within walking distance. The area is well-served by public transport - the 130 bus route has stops in close proximity providing easy access to the City Centre. In addition to this, there are an abundance of excellent schools and sporting facilities in the immediate vicinity as well as St. Anne's Park and Dollymount Strand.



ACCOMMODATION

Entrance Hall:

Accessed via a porch, bright and spacious hall with understairs storage

Reception Room 1:

Large bright room to the front of the house

Reception Room 2:

Located to rear of the house overlooking the garden

Breakfast Room:

Generous dining area overlooking the rear garden with access to kitchen

Kitchen:

Recently fitted with new wall and floor units, tiled splashback and laminate flooring. Access to garage and lean to extension

Utility Room:

Lean to extension currently used as a utility room

Bedroom 1:

Large double bedroom to rear of the house overlooking the rear garden

Bedroom 2:

Large double bedroom to the front of the property

Bedroom 3:

Single bedroom to the front of the house

WC:

Fully tiled with WC

Bathroom:

Fully tiled with shower and wash hand basin

Garage:

Garage of approx.. 14 sq m / 150 sq ft



OUTSIDE

The private rear garden of approx. 60 ft is west facing and laid predominantly with lawn and mature planting while to the front is a driveway with off-street parking and lawn.

SERVICES

- Oil Fired Central Heating
- Garage

BER DETAILS

BER: E2

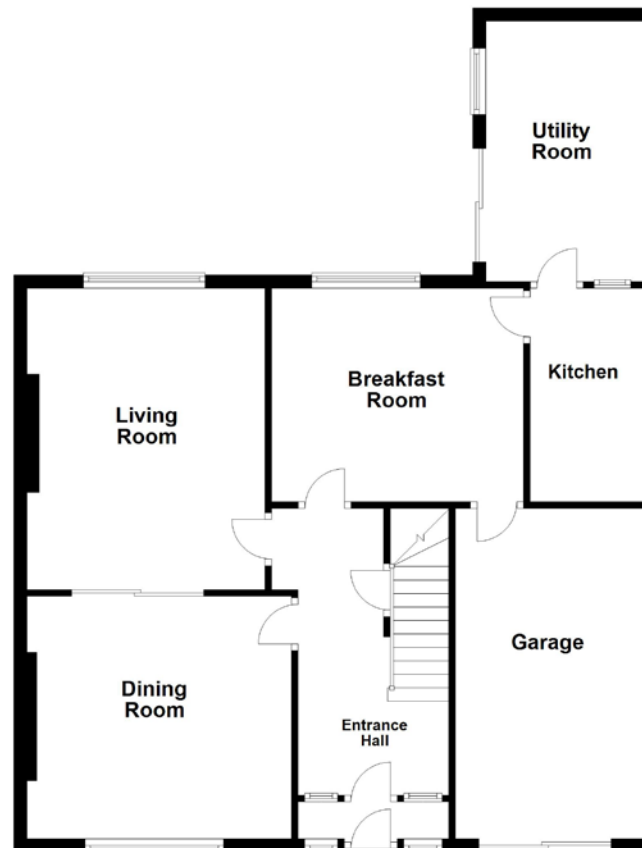
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Energy Performance Indicator: 378.66 kWh/m²/yr



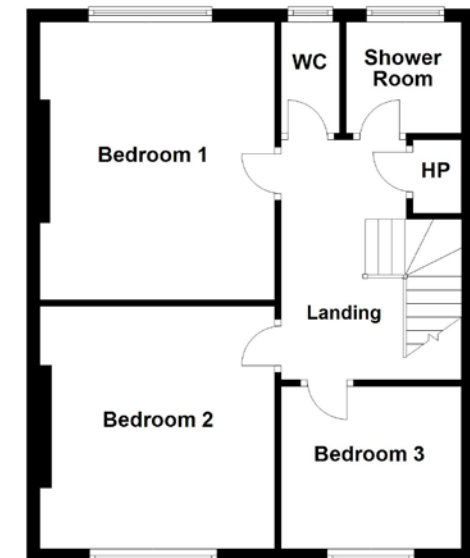
Ground Floor

Approx. 75.1 sq. metres



First Floor

Approx. 52.3 sq. metres



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



REA Grimes

192 Clontarf Road, Dublin, 3

Ph: +353 (0) 1 853 0630

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