

For Sale
By Private Treaty

Guide Price

€575,000

grimes[®]



4 Knights Bridge, Castle Avenue, Clontarf, Dublin 3

- Bright and spacious 3 bed townhouse
- Approx. 109.7 sq m / 1,180 sq ft
- South west facing rear garden
- Private gated development
- Excellent and sought-after location

BER D2



www.grimes.ie
PSRA Licence No: 001417

Description

No. 4 provides 109.7 sq m / 1,180 sq ft of comfortable living and bedroom accommodation. Internally the property is bright and spacious and comes with the benefit of a parking space outside the door. The property comprises in brief of an entrance hall, downstairs double bedroom, guest WC, kitchen / dining and living room. While upstairs there are two further double bedrooms (one en suite) and a family bathroom.

Tucked just off Castle Avenue, the location is second to none. This fine townhouse is close to a host of local amenities including the Clontarf Promenade and cycle track, and the popular St. Anne`s Park. There is a quality bus corridor which operates along the Clontarf Road providing an efficient link to the City Centre and Clontarf DART station is nearby. In addition to this, there are an abundance of schools, shops and restaurants on your doorstep, all within proximity to the property.

Entrance Hall:

Large hallway with storage press

WC:

With WC and wash hand basin

Bedroom 1:

Large double bedroom with built-in wardrobes

Kitchen / Dining

Fitted with an array of wall-to-floor units, tiled splash back, oven, hob and extractor fan. Patio doors to rear and double doors to:

Living Room:

Bright and spacious living room located to the front of the property with feature fireplace

Bedroom 2:

Spacious double bedroom to the front of the property with built-in wardrobes and access to:



En Suite:

Fully tiled with WC, wash hand basin and walk-in shower

Bedroom 3:

Spacious double bedroom with built-in wardrobes to the rear of the house

Bathroom:

Fully tiled with WC, wash hand basin and bath with shower attachment

Services:

Ample parking
Intercom
Electric Heating

Management Company:

Wyse Property Management

Management Fee:

Approx. €1,298 per annum (subject to change)

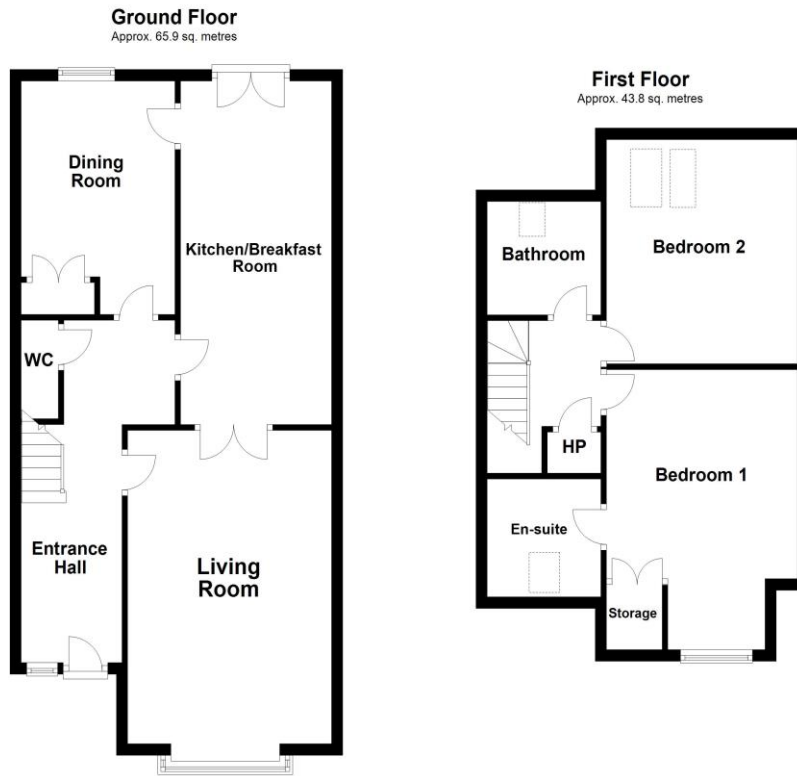
BER Details

BER: D2

BER No: 106004823

Energy Performance Indicator: 299.01 kWh/m²/yr





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