



246 Clontarf Road, Clontarf, Dublin 3

129 m² / 1,389 sq. ft.

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For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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246 Clontarf Road, Clontarf, Dublin 3

DNG are delighted to represent the sale of 246 Clontarf Road, Clontarf, a stunning three bedroom mid terraced seafront property with the most amazing views across Dublin Bay. Fully renovated and transformed in 2015 under the renowned architect Ross Cahill O'Brien, this breathtaking home boasts an abundance of natural light throughout and maximises the seaviews from the open plan kitchen/dining/family room relocated to the first floor. High vaulted ceilings with glass atriums, original fireplace, tongue and groove flooring and light spacious rooms throughout create a modern home married with original features and boast a B3 energy rating.

The accommodation extends to a total floor area of approx. 1,389 sq. ft. and comprises entrance hallway with stairs to first floor, large open plan kitchen/dining/family room with stunning views and double "A" vaulted ceiling, living room and guest wc on first floor level. Downstairs, ground floor accommodates 3 bedrooms with a large bay and en suite to the master bedroom, understairs plumbing for washing machine, family bathroom and large rear cloakroom/storage.

The location is very convenient to a host of local amenities and services including an excellent selection of schools, recreational facilities, shopping, cafes, restaurants and boutiques as well as being right on the seafront promenade offering the best views and walks along the coast. Royal Dublin Golf Course and St. Anne's Golf Course and Park are also on the doorstep and the area is well serviced by a QBC along the coast road.

Accommodation

Entrance Hallway - 0.85m x 3.0m
Tiled floor, stairs to first floor.

Kitchen/Dining/Family Room - 8.36m x 4.85m
Open plan room with Italian wide plank laminate wood flooring, modern "Cucine Lube" Italian high gloss kitchen with quartz worktops, double "A" vaulted ceilings with atrium skylights, recessed and strip lighting, stunning seaviews from the bay window.

WC -
Tiled floor, wc, whb, gas burner.

Living Room - 3.36m x 3.6m
Italian wide plank laminate wood flooring, bespoke fitted wall units (Kellys Design, Dalkey).

Bedroom 1 - 3.5m x 4.1m
Original tongue and groove flooring and fireplace, built in wardrobes, large bay window with seaviews.

En Suite - 0.85m x 2.18m
Tiled floor and shower, wc, whb, Triton T90 electric shower.

Bedroom 2 - 3.85m x 3.6m
Original tongue and groove flooring.

Bedroom 3 - 2.63m x 2.45m
Laminate wood flooring.

Bathroom - 2.45m x 2.0m
Tiled floor and bath surround, wc, whb, bath with overhead pump shower.

Large Cloak/Storage Room - 2.92m x 2.18m
Italian wide plank laminate wood flooring, recessed lighting, door to rear garden.

Garden -
Walled in garden with wooden shed, electric roller shutter door providing off street parking.

BER:B3
BER No. .100693712
Energy Performance Indicator: 125.68 kWh/m²/yr

Features

- Part double/triple glazed windows.
- Gas fired central heating.
- Fully renovated and reconfigured with no expense spared.
- Modern "Cucine Lube" Italian high gloss kitchen.
- Bespoke fitted units by Kellys Design, Dalkey.
- Rear laneway providing off street parking via electric shutter door.
- Original fireplace and tongue and groove flooring.
- Large bay windows with spectacular sea views.
- B3 Energy rating.

View By Appointment

Asking Price: €750,000

