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**Negotiator:**  
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PSL 002049



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

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40 Celtic Park Avenue, Beaumont, Dublin 9 D09 E299

155 sq.m







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DNG are delighted to present this stunning, four bedroom family home to the market. Architecturally redesigned, extended and fully renovated in 2008/2009 this light filled family home is presented in pristine condition throughout and sure to appeal to those seeking a quality home in this highly sought after cul-de-sac location just off Collins Avenue.

No expense has been spared in providing a stylish and spacious home which now offers flexible & practical living accommodation. The property is fully rewired, re-plumbed and internally insulated. With a superb interior and exterior fit-out throughout, notable features include a large contemporary kitchen / family room extension with floor to ceiling timber sliding doors and windows which provide a direct interface with the private SOUTH facing rear garden.

The rear kitchen / family room extension extends to an impressive 40sqm and provides a spacious room for family life. The property also includes a self-contained studio to the side. Measuring 22sqm, this versatile space suits a variety of uses such as a granny flat, home office, bedroom 4, playroom etc. The self-contained studio was designed to easily incorporate back into the main property if required.

Accommodation extends to approx. 155sqm / 1,668 sqft and briefly comprises; entrance hall, w.c., living room, dining room, kitchen / family room and utility room. Upstairs there is a spacious landing with three bedrooms (2 doubles and 1 single) and a family bathroom. The self-contained studio includes an open plan kitchen / living room, a double bedroom (bed 4) and an ensuite. Gardens to the front and rear are landscaped and provide ample space for outdoor recreation.

To the rear there is a large private SOUTH facing garden which benefits from mature hedging, trees, flowers and a large lawn area. The rear sliding doors open onto a stylish decked area with outdoor lighting which provides the perfect spot to enjoy the sunny orientation. There is a pedestrian gate from the rear garden onto a resident's gated laneway providing rear access to the property. To the front off-street parking is provided for 2-3 cars. The front garden is landscaped with granite cobble stones / borders / steps, gravel driveway and mature hedging & planting.

The area boasts a host of local amenities and services including a selection of excellent schools, recreational & sports facilities, shops, cafes & parks. Celtic Park Avenue is serviced by many bus routes from Collins Avenue & the Malahide Road. This superb family home is within 5 minutes' drive from both DCU and Beaumont Hospital. Dublin Airport and the M1 / M50 road network are within close proximity. Clontarf Golf Club and St Anne's Park are also within easy reach.

Eastpoint Business Park / IFSC / Dublin City Centre are approx. 4-4.5kms distance away.

Locations don't come much more family friendly and convenient!

The perfect home in the perfect location – Viewing Highly Recommended.

Accommodation

Entrance Hall - 4.2m x 1.8m Solid wood floor, under stairs storage and radiator cover

Living Room - 3.5m x 4.4m Solid wood floor, feature bay window, stunning hand-crafted Belle – Chiminee limestone fire-place, interconnecting double doors open to rear dining room.

Dining Room - 3.5m x 3.5m Solid wood floor, cast iron fireplace and radiator cover. Steps down into a large kitchen / family room.

Kitchen/Family Room - 5.4m x 7.42m Open plan kitchen/family room filled with natural light, stylish fitted kitchen with integrated Neff appliances including hob/oven/fan, dishwasher and fridge/freezer, feature centre island, granite worktops, integrated bin storage, integrated wine cooler, two vertical radiators, recessed lighting, solid floors, floor to ceiling timber doors & windows opening to the south facing rear garden.

Utility Room - 1.25m x 2.6m Plumbed for washing machine, sink and boiler, shelving, recessed lighting.

Guest WC - 0.94m x 2.6m Tiled natural stone floor, wc, whb, recessed lighting.

Landing - 2.42m x 2.6m Carpet, window, attic access

Bedroom 1 - 3.5m x 3.5m Double bedroom with bay window, cast iron fireplace, original floors, tv point.

Bedroom 2 - 3.5m x 3.5m Double bedroom overlooks the rear garden, original floors, tv point.

Bedroom 3 - 2.5m x 2.6m Single bedroom to the front with original floors.

Bathroom - 2.4m x 2.5m Natural stone tiled floor and walls, recessed lighting, storage cabinet, pumped shower over bath, vertical chrome towel rail / radiator, whb and wc.

Granny Flat/Studio - 8.76m x 2.54m

Living Dining Kitchen - Integrated hob, oven, extractor, plumbed for washing machine, laminate floor.

Bedroom - Double bedroom with laminate floor

Bathroom - Shower (electric T90), wc, whb, natural stone tiled floor.

BER: C3  
BER No. 112566302  
Energy Performance Indicator: 221.74 kWh/m²/yr

Features

- Fully renovated during 2008 – 2009.
- Large open plan contemporary kitchen / family room extension, flooded with natural light.
- Self-contained Granny Flat/Studio to side of property suitable to a variety of uses.
- GFCH and two open fires.
- SOUTH facing private rear garden.
- Generous off-street parking to the front.
- Phone Watch Alarm and security cameras.
- Double glazed uPVC windows and timber double glazed external doors.
- Solid wood doors and floors throughout.
- Recessed lighting.
- Cul-de-sac location.
- Potential to extend to side at first floor level and convert attic (subject to planning guidelines).

View By Appointment

Asking Price: €595,000

