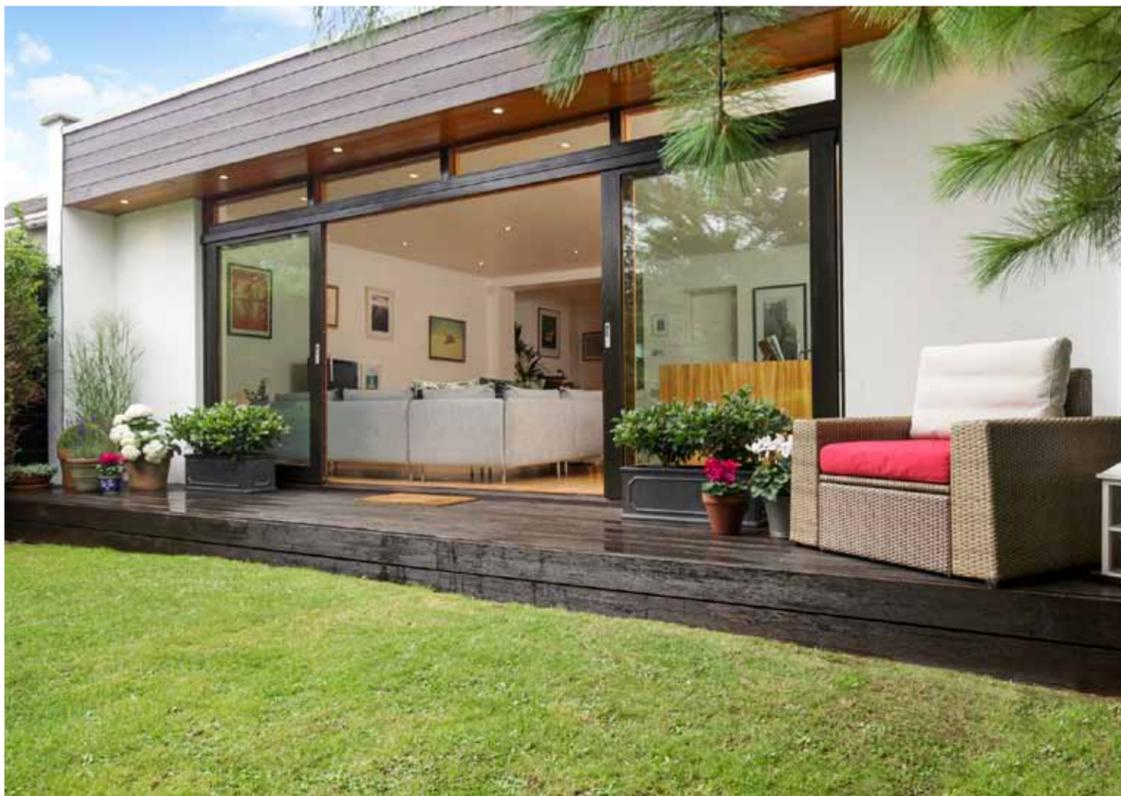




BER C3



Messrs. Douglas Newman Good have been instructed by the Vendor to act as the Agent for the Property. The information contained in this document is for general information only and does not constitute an offer or contract. It is intended to provide a general overview of the property and is not intended to be a substitute for a professional valuation or survey. The information is provided in good faith and is believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Douglas Newman Good has any authority to make or give representation or warranty whatever in relation to this development.

DNG Fairview
 2 Malahide Road, Fairview, Dublin 3
 T: 01 8331802 | E: fairview@dng.ie

Negotiator:
 Catherine Seagrave
 PSL 002049



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

Messrs. Douglas Newman Good for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Douglas Newman Good has any authority to make or give representation or warranty whatever in relation to this development.

40 Celtic Park Avenue, Beaumont, Dublin 9 D09 E299

155 sq.m





40 Celtic Park Avenue, Beaumont, Dublin 9 D09 E299

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 fireplace, 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

