



**2 THORNHILL LANE, MOUNT PROSPECT AVENUE, CLONTARF, DUBLIN 3**

BRIGHT AND SPACIOUS 3 BED DETACHED BUNGALOW IN AN IDEAL LOCATION

**BER** C3

**REA**  
**GRIMES**

## 2 Thornhill Lane, Mount Prospect Avenue, Clontarf, Dublin 3

### SPECIAL FEATURES

- Bright and spacious 3 bed detached bungalow
- Approx. 152.4 sq m / 1,640 sq ft
- Excellent room proportions
- Convenient and highly sought-after location
- Walking distance to Clontarf Promenade and St. Anne's Park

### DESCRIPTION

REA Grimes Clontarf take great pleasure in bringing to the market this wonderful home in this most desirable of locations. No. 2 Thornhill Lane is a bright and spacious 3 bed detached bungalow and comes to the market in good condition. This is a great opportunity to acquire a fantastic family home in a much sought-after location in Clontarf.

Built in 2002, No. 2 is a spacious family home measuring approximately 152.4 sq m / 1,640 sq ft. Internally the property is well laid out over one floor and there is a wonderful sense of space as one walks through the house. Accommodation briefly comprises of an entrance hall, living room, WC, utility room, kitchen / breakfast room, 3 bedrooms (one en suite) and a family bathroom. There is also a large attic space that is ideal for conversion and runs the length of the house. There is the added benefit of a large south facing rear garden and a driveway with off-street parking.

Situated in Clontarf, a mature and settled area, the location is second to none. Clontarf Promenade is within walking distance, while St. Anne's Park is just a stones' throw away. The area is well-served by public transport - there is a quality bus corridor operating along the Clontarf Road providing efficient links to the City Centre with a 130 bus stop very close by. In addition to this, there are an abundance of excellent schools and sporting facilities in the immediate vicinity such as Dollymount Beach and Clontarf Ruby and Cricket Clubs.



## ACCOMMODATION

### Entrance Hall:

Very large wide entrance hall with wooden floors

### Living / Dining Room:

Large room with wooden flooring and bay windows, large dining space with patio doors to outside

### Utility Room:

Plumbed for washer / dryer, leads to WC

### WC:

WC with wash hand basin and tiled floor

### Kitchen:

Tiled floor, fitted with an array of wall-to-floor units. Tiled splashback

### Bedroom 1:

Spacious double room located to the front of the property with wooden floors and en suite bathroom

### En Suite:

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

### Bedroom 2:

Large double room overlooking the back with wooden flooring

### Bedroom 3:

Double room with wooden flooring

### Bathroom:

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

### Attic:

Accessed via Stira stairs, very large attic space that is ideal for conversion



### Outside:

To the rear is a private south facing garden, while to the front there is a driveway with ample off-street parking

### SERVICES

- Gas Fired Central Heating
- Off-street parking
- Electric gates

### BER DETAILS

BER: C3

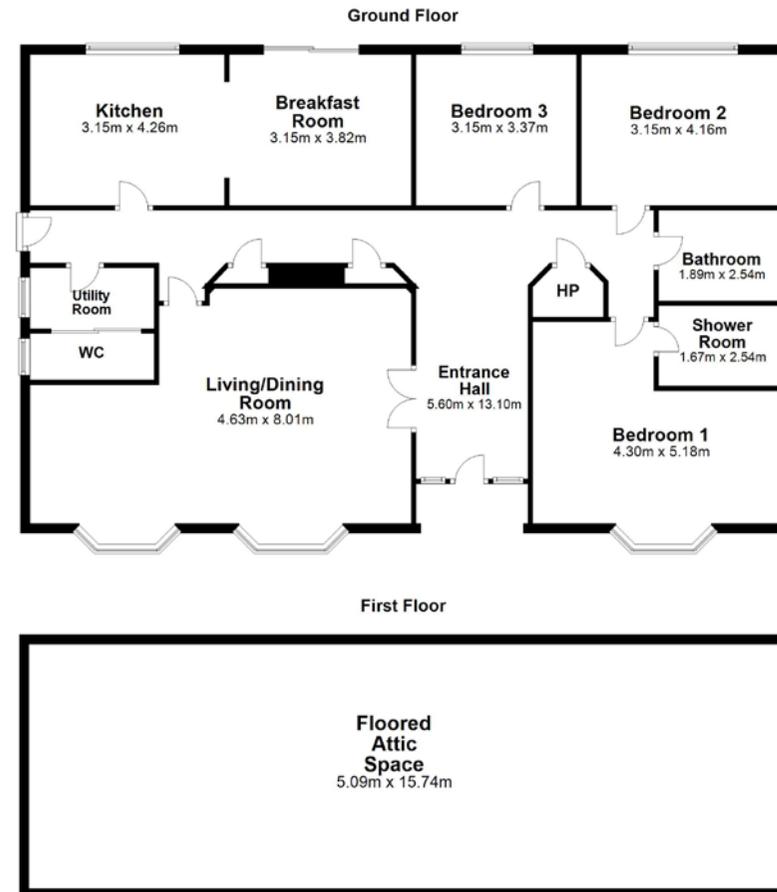
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Energy Performance Indicator: 224.28 kWh/m<sup>2</sup>/yr



### FLOOR PLANS

For identification purposes only. Not to scale.



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Plan produced using PlanUp.



### REA Grimes

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