



“Valhalla” on c. 1 acre, Moyne Road, Baldoyle, Dublin 13

268 m²

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“Valhalla” on c. 1 acre, Moyne Road, Baldoyle, Dublin 13

DNG are delighted to represent the sale of “Valhalla”, Moyne Road, Baldoyle, a substantial 5 bedroom detached residence sited to the rear of a mature c. 1 acre plot. The property enters the market in need of refurbishment and boasts very generous room sizes throughout. This unique property has the added benefit of two large (52 sq. m.) detached garages and large concrete side and rear garage providing an opportunity for those with commercial/storage needs. Boasting stunning coastal views from first floor level, this superb home will not disappoint.

The accommodation extends to a total floor area of c. 2,885 sq. ft. and comprises entrance porch, entrance hallway, living room, kitchen/dining room, office/playroom, sunroom and downstairs wc on ground floor level. Upstairs, first floor accommodates five double bedrooms (master en suite bathroom and walk in wardrobe) and a family bathroom.

Located just off the Coast Road on Moyne Road, the location is very central with Portmarnock less than a five minute drive away. There are excellent shopping facilities within a close by including The Racecourse SC, Baldoyle, Sutton Cross and Portmarnock village. Dublin City Centre, Dublin Airport, the M50 & M1 Motorways are also easily accessible with Portmarnock & Sutton DART Station a 5-minute drive away.

Accommodation

Entrance Porch - 2.42m x 2.83m
Tiled entrance porch.

Entrance Hallway - 8.8m x 3.0m
Parquet wood flooring, coving.

Living Room - 3.93m x 12.37m
Solid Maple flooring, feature Marble fireplace.

Office/Playroom - 4.4m x 2.86m
Carpeted.

Downstairs WC - 2.18m x 2.89m
Fully tiled, WC, hand wash basin.

Kitchen/Dining Room - 6.05m x 7.15m
Tiled floor, fully fitted solid beech kitchen, part-vaulted ceiling with 2 skylights.

Sunroom - 3.47m x 6.69m
Concrete floors, door to garden.

Landing - 3.67m x 8.76m
Carpeted, views towards Howth Head.

Bedroom 1 - 3.95m x 4.63m
Carpeted, feature marble fireplace, walk in wardrobe (1.3m x 1.3m), views towards Howth Head.

En-suite Bathroom - 2.8m x 2.5m
Linoleum flooring, tiled walls, WC, hand wash basin, corner shower, bath.

Bedroom 2 - 3.73m x 4.46m
Carpeted, built in wardrobe.

Bedroom 3 - 3.2m x 3.3m
Carpeted.

Bedroom 4 - 2.9m x 4.4m
Laminate wood flooring, built in wardrobe.

Bathroom - 2.74m x 2.55m
Fully tiled, WC, hand wash basin, double width shower.

Bedroom 5 - 2.82m x 3.76m
Carpeted, balcony off with views of Howth Head.

Side Garage - 8.0m x 6.5m
52 sq.m, detached.

Rear shed
52 sq.m, detached.

Gardens
Regular rectangular shaped c. 1 acre plot with large concrete rear and side yard.

BER: F
BER No. 109942201
Energy Performance Indicator: 388.07 kWh/m²/yr

Features

- Single glazed windows.
- Oil fired central heating.
- Two large detached garages and a concrete side/rear yard.
- Generous proportions throughout including 5 double bedrooms.
- Ripe for refurbishment.
- Stunning c. 1 acre site with potential.
- The 32A & B and 102 Dublin bus routes are located along the Coast Road.

View By Appointment

Asking Price: €575,000

