



24 Clandonagh Road, Donnycarney, Dublin 5

65 m²

DNG Fairview

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

Negotiator:

Catherine Seagrave
PSL 002049



DOUGLAS NEWMAN GOOD
DNG

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.



DOUGLAS NEWMAN GOOD
DNG

24 Clandonagh Road, Donnycarney, Dublin 5

DNG are delighted to represent the sale of 24 Clandonagh Road, Donnycarney, an impressive 2 bedroom family home maintained to the highest of standards by its current owners. Cleverly redesigned with the kitchen/dining room to the front and a spacious living room overlooking the secluded c. 70 ft. long rear garden. This lovely home boasts a modern fitted kitchen, fully tiled bathroom and original cast-iron fireplace in the master bedroom.

The accommodation extends to a total floor area of c. sq. ft. and comprises entrance porch, hallway, kitchen/dining room, living room, large utility room, 2 spacious bedrooms and a bathroom.

Clandonagh Road is located just off the Malahide Road and Collins Avenue. This area is well serviced by public transport has an abundance of amenities available closeby including excellent primary and secondary schools, a variety of shops, Beaumont Hospital and Killester village is only a short stroll away.

Accommodation

Entrance Porch -

Hallway - 2.82m x 1.76m

Laminate wood flooring, understairs storage.

Kitchen/Dining Room - 2.94m x 2.74m

Linoleum flooring, fully fitted modern cream kitchen, coving.

Living Room - 4.75m x 3.35m

Laminate wood flooring, feature fireplace (open fire), coving.

Utility Room - 2.55m x 1.7m

Linoleum flooring, fully tiled walls built in units with sink and plumbed for washing machine, door to rear garden.

Landing - 1.45m x 0.85m

Carpeted.

Bedroom 1 - 3.52m x 3.34m

Laminate wood flooring, built in wardrobes, original cast-iron fireplace, coving.

Bedroom 2 - 3.27m x 2.88m

Laminate wood flooring.

Bathroom - 1.9m x 1.48m

Fully tiled, wc, whb, bath with overhead electric shower.

Gardens -

Walled in front garden with lawned area, secluded c. 70 ft. long south east facing rear garde with large block shed.

BER:E2

BER No. 104863048

Energy Performance Indicator: 350.58 kWh/m²/yr

Features

- Double glazed uPVC windows.
- Gas fired central heating.
- Very private c. 70 ft long rear garden with block shed.
- Modern fitted cream kitchen.
- Huge potential to extend to the rear.
- Centrally located just off Collin Avenue and the Malahide Road.



View By Appointment

Asking Price: €290,000

