



## 24 Clandonagh Road, Donnycarney, Dublin 5

65 m<sup>2</sup>

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**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.

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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/m<sup>2</sup>/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

