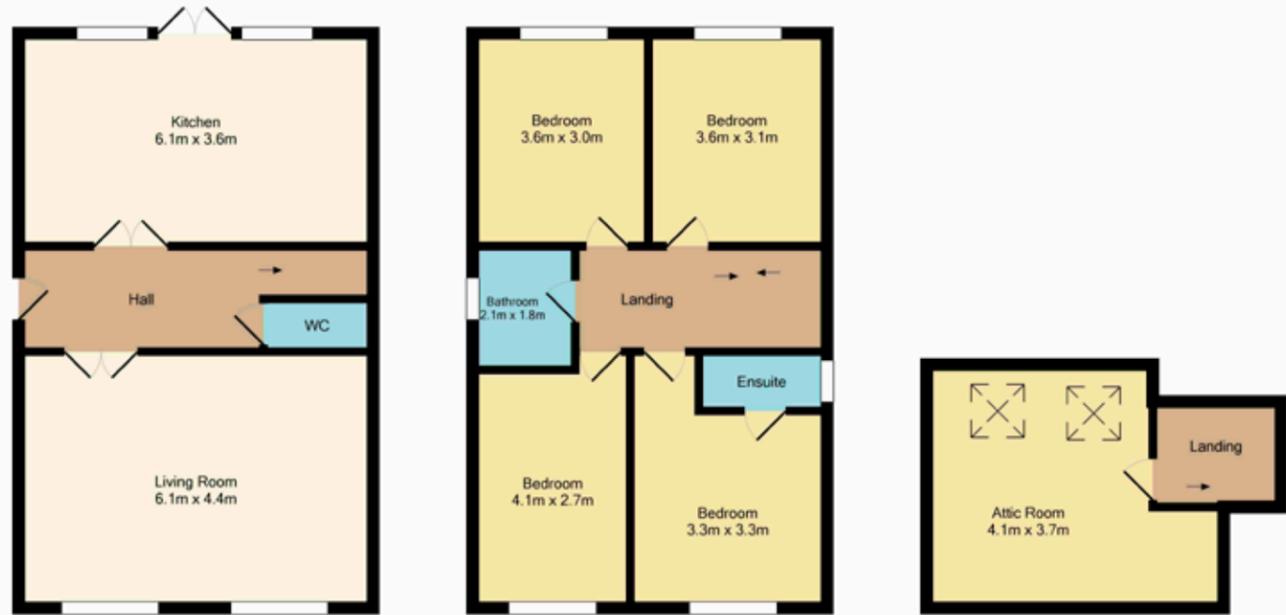




BER A3



FOR REFERENCE PURPOSES ONLY
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19a Limetree Avenue, Portmarnock, County Dublin

150 m²

DNG Raheny
 1 Watermill Road, Raheny, Dublin 5
 T: 01 8310300 | E: raheny@dng.ie

Negotiator:
 David Tobin BSc MIPAV
 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.



19a Limetree Avenue , Portmarnock, County Dublin

DNG are delighted to represent the sale of 19a Limetree Avenue, Portmarnock, a substantial 4 bedroom A rated detached home with a large attic conversion. The property enters the market in pristine condition and will make for an excellent family home in an idyllic setting.

The accommodation extends to a total floor area of c. 1,615 sq. ft. and comprises, hallway, living room, kitchen/dining room, a tv room, and wc downstairs. Upstairs, first floor accommodates 4 bedrooms (master en suite) and a bathroom with a converted attic room at second floor level. The rear garden is south facing and benefits from side access.

Limetree Avenue is a quiet mature development of good sized family homes located a short stroll from the village. Portmarnock beach with its beautiful coastal walk is just a stones throw away. Transport links are excellent with the DART and a range of bus routes providing access to surrounding areas and the city centre.

Accommodation

Entrance Hallway - 6.1m x 2.0m Glass panel door, porcelain tiles, underfloor heating, stairs to first floor, double doors to both kitchen and living room, door to downstairs WC.

Living Room - 6.1m x 4.4m Solid wooden floors (Canadian red oak), underfloor heating, recessed lighting, Venetian shutter blinds, feature fireplace with stove (solid fuel).

Kitchen - 6.1m x 3.6m Marble floors, underfloor heating, oak kitchen with granite counter tops, island with integrated wine rack, recessed lighting, double doors to rear garden.

Downstairs WC - Tiled floor, underfloor heating, WC, hand wash basin.

Landing - Carpet to floor, stairs to attic room.

Bedroom 1 - 3.3m x 3.3m Carpet to floor, window to front, recessed lighting, built in wardrobes, Venetian shutter blinds, door to en-suite.

En-suite - Porcelain tiles, WC, hand wash basin, shower, frosted window, Venetian shutter blinds.

Bedroom 2 - 4.1m x 2.7m Carpet to floor, window to front, storage unit, Venetian shutter blinds.

Bedroom 3 - 3.6m x 3.0m Carpet to floor, window to rear, built in wardrobes, Venetian shutter blinds.

Bedroom 4 - 3.6m x 3.1m Carpet to floor, window to rear, storage unit, Venetian shutter blinds.

Bathroom - 2.1m x 1.8m Porcelain tiles, WC, hand wash basin, bath with overhead shower, frosted window, Venetian shutter blinds.

Attic Room - 4.1m x 3.7m Carpet to floor, ample storage space, landing off.

External

Front; walled boundary with hedging, cobble lock driveway providing ample parking, side access.

Rear; walled boundary, paved and lawned areas, South facing rear garden, raised decking, red brick BBQ with granite counter top.

BER: A3

BER No. 108123217

Energy Performance Indicator: 71.08 kWh/m²/yr

Features

- Sunny south facing rear garden.
- Underfloor heating to downstairs.
- Isover sound proofing throughout.
- CCTV System.
- Recently insulated internal and externally.
- Solar panels with heat recovery system.

View By Appointment

Asking Price: €595,000

