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BER A3

19a Limetree Avenue, Portmarnock, County Dublin

150 m²

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For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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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

