



HAMILL

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191A Howth Road, Killester, Dublin 3.

FOR SALE

ASKING PRICE €585,000



158 Dunluce Road, Clontarf, Dublin 3.



PROPERTY DESCRIPTION:

No. 158 Dunluce Road, Clontarf, is an attractive red brick property, situated in this quiet, mature, and most sought-after locations, that has just come to the market through Hamill Estate Agents. This three-bedroom semi-detached property, is bright and spacious and measures an impressive c.95 sqm.

On inspection, viewers will appreciate the distinctive character of this delightful house. Whilst in need of some modernisation and upgrading, this will afford the potential buyer to create a lovely family home.

The accommodation encompasses the following; storm porch, entrance hallway, reception room, living room, breakfast room, with separate kitchen just off. Upstairs, there are three bedrooms, toilet, and a family bathroom.

At the front of the property, there is a gated driveway, which provides off street parking and the garden is completed with a small lawn area. To the rear, there is a large garden, with a garage to the side. Considering this additional space, the potential buyer would be afforded a wonderful opportunity to enhance and extend the property, whilst retaining a good-sized garden if so desired - Subject to the necessary planning permission.

This private and quite location benefits from all the nearby amenities within both Killester/Clontarf Villages, including: Shopping, Restaurants, Café's, Bars & Boutiques. There is a multitude of sporting facilities within the area, including Rugby, Soccer, Gaa, Tennis & Golf Clubs. The impressive St Anne's Park is only a two-minute stroll away from the property and the Seafront Promenade, ideal for a walk or cycle, can be reached within a matter of minutes.

In addition, there is a great selection of quality primary and secondary schools within the vicinity. Public transport links to and from the city centre are excellent, with bus stops located on the nearby Howth Road. Killester Dart Station is just a five-minute walk away offering direct access to the city centre and beyond. The location offers convenient access to East Point Business Park, IFSC, M1/M50 and Dublin Airport.

Viewing is highly recommended, as this property is sure to generate considerable interest.

ACCOMMODATION:

Hallway: 4.16m x 1.81m Laminate flooring.

Reception Room: 4.13m x 3.69m Laminate flooring and open fireplace.

Living Room: 3.80m x 3.35m Laminate flooring and open fireplace.

Kitchen: 3.81m x 1.34m Galley style with access to rear garden.

Breakfast Room: 2.71m x 2.58m Laminate flooring and window.

Landing: 2.96m x 2.61m Carpets.

Bathroom: 3.94m x 3.1m Whb and shower unit.

Toilet: 1.88m x .82m Toilet.

Bedroom 1: 3.94m x 3.1m Built in wardrobes and carpet.

Bedroom 2: 3.61m x 3.38m Wardrobes and carpet.

Bedroom 3: 2.63m x m x 2.58m Carpet.

FEATURES:

- Attractive Red Brick Property
- Prime Location Adjacent to many Amenities
- Good Sized Private Rear Garden
- Gas Fired Central Heating
- Excellent Public Transport Links
- Off Street Parking

