

For Sale  
By Private Treaty

grimes<sup>®</sup>

Guide Price

€825,000



### 103 Kincora Avenue, Clontarf, Dublin 3

- Charming 4 bed semi-detached family home
- Approx. 184 sq m / 1,980 sq ft
- West facing rear garden of approx. 50 ft
- Convenient and highly sought-after location
- Located minutes` walk from Clontarf Promenade

BER E1



[www.grimes.ie](http://www.grimes.ie)  
PSRA Licence No: 001417

## Description

Grimes Clontarf are thrilled to bring 103 Kincora Avenue to the market. This charming family home is ideally located on Kincora Avenue in a sought-after location in Clontarf. This is a wonderful opportunity to acquire a fantastic family home in a much sought-after area of Clontarf. Requiring modernisation, this property will allow a discerning purchaser to put their own stamp on this lovely home.



No. 103 is a deceptively spacious family home measuring approx. 184 sq m / 1,980 sq. ft. Internally the property is well laid out and there is a wonderful sense of space as one walks through the house. The accommodation briefly comprises entrance hall, shower room, living room, dining room, breakfast room and kitchen all located downstairs. While upstairs there are 3 large double bedrooms, a single bedroom, WC and bathroom. The west facing rear garden is laid predominantly in lawn with mature planting and to the front is a driveway with off-street parking.



Situated on Kincora Avenue, a mature and settled area, the location is second to none. Clontarf Promenade and cycle track are approximately a 5-minute walk, while Clontarf Village with its excellent selection of restaurants and boutiques is also within walking distance. The area is well-served by public transport - the 130 bus route has stops in close proximity providing easy access to the City Centre. In addition to this, there are an abundance of excellent schools and sporting facilities in the immediate vicinity as well as St. Anne's Park and Dollymount Strand.



**Entrance Hall:**

Accessed via a porch, bright and spacious hall with downstairs storage

**Living Room:**

Large bright room to the front of the house

**Dining Room:**

Located to rear of the house overlooking the garden

**Breakfast Room:**

Generous dining area overlooking the rear garden with access to kitchen and rear garden



**Kitchen:**

Fitted with wall and floor units, tiled splashback and laminate flooring. Access to rear and side passage

**Utility / Boiler Room:**

Covered rear passage housing washing machine

**Bedroom 1:**

Large double bedroom to rear of the house overlooking the rear garden



**Bedroom 2:**

Large double bedroom to the front of the property

**Bedroom 3:**

Single bedroom to the front of the house

**Bedroom 4:**

Double bedroom to the rear of the house

**WC:**

Fully tiled with WC

**Bathroom:**

Fully tiled with wash hand basin and bath with shower attachment



**Outside:**

The private rear garden of approx. 50 ft is west facing and laid predominantly in lawn with patio and mature planting. While to the front is a driveway with ample off-street parking.

**Services:**

Gas Fired Central Heating

Driveway with off-street parking to the front



**BER Details:**

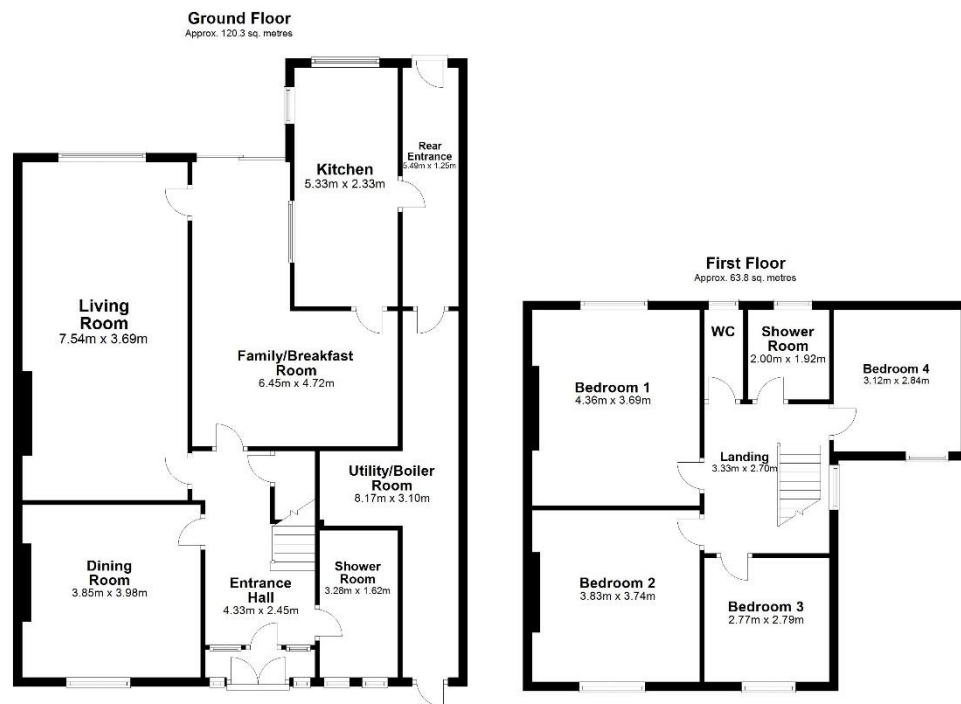
BER: E1

BER Cert No. 117444984

Energy Performance Indicator: 340.76 kWh/m<sup>2</sup>/yr







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