



51 KINCORA GROVE, CLONTARF, DUBLIN 3

BRIGHT AND SPACIOUS 3 BED SEMI-DETACHED FAMILY HOME

BER F

REA
GRIMES

FOR SALE BY PRIVATE TREATY

51 Kincora Grove, Clontarf, Dublin 3

SPECIAL FEATURES

- Bright and spacious 3 bed semi-detached family home
- Approx. 112 sq m / 1,205 sq ft • Garage of approx. 12 sq m / 129 sq ft • Excellent room proportions • In need of full renovation • Private west facing rear garden circa 47 ft • Convenient and highly sought-after location
- Walking distance to Clontarf village and promenade
- Approx. 12 mins walk to Killester DART Station

DESCRIPTION

REA Grimes take great pleasure in bringing to the market this family home in this most desirable of locations. No. 51 Kincora Grove is a spacious and bright 3 bed semi-detached property and comes to the market in need of full renovation. This is a great opportunity to acquire a potentially fantastic family home in a much sought-after location in Clontarf.

No. 51 is a deceptively spacious family home measuring approximately 112 sq m / 1,205 sq ft. Beyond the attractive redbrick façade, internally the property is well laid out and there is a wonderful sense of space as one walks through the house. Accommodation briefly comprises of an entrance hall, two reception rooms, breakfast room and kitchen all located downstairs, while upstairs, there are three bedrooms and a bathroom with separate WC. The west facing rear garden is private and was originally laid out in lawn. To the front is a driveway with off-street parking and a lawn area. The property has the added benefit of a garage. This lovely family home as stated is in need of full renovation but the potential is endless.

Situated on Kincora Grove, a mature and settled area, the location is second to none. Clontarf Promenade is approximately a 10 minute walk, while Clontarf Village with its excellent selection of restaurants and boutiques is also within walking distance. The area is well serviced by public transport - there are quality bus corridors operating along the Clontarf Road and Howth Road providing efficient links to the City Centre; both Clontarf Road and Killester DART stations are within walking distance. 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 Clontarf Castle Hotel.



ACCOMMODATION

Entrance Hall:

Bright entrance hall with under stairs storage

Reception Room 1:

With tiled fireplace. Large room overlooking the front garden

Reception Room 2:

Overlooking the rear garden. Bright, spacious room with tiled fireplace

Breakfast Room:

Again overlooking the rear garden. Good sized dining area

Kitchen:

Requires substantial renovation with access to the rear garden

Bedroom 1:

Spacious double room with built-in wardrobes, overlooking the rear garden

Bedroom 2:

Double room overlooking the front of the property with built-in wardrobes

Bedroom 3:

Double room overlooking the front of the property

Bathroom:

Complete with wash hand basin and bath with shower

WC:

Separate room complete with WC

Garage:

Large vehicular garage of approx. 12 sq m / 129 sq ft, with door into the kitchen



OUTSIDE:

The front garden is laid out in lawn with off-street parking, while to the rear there is a west facing garden

SERVICES:

- Oil central heating
- Garage
- Off-street parking

BER DETAILS

BER: F

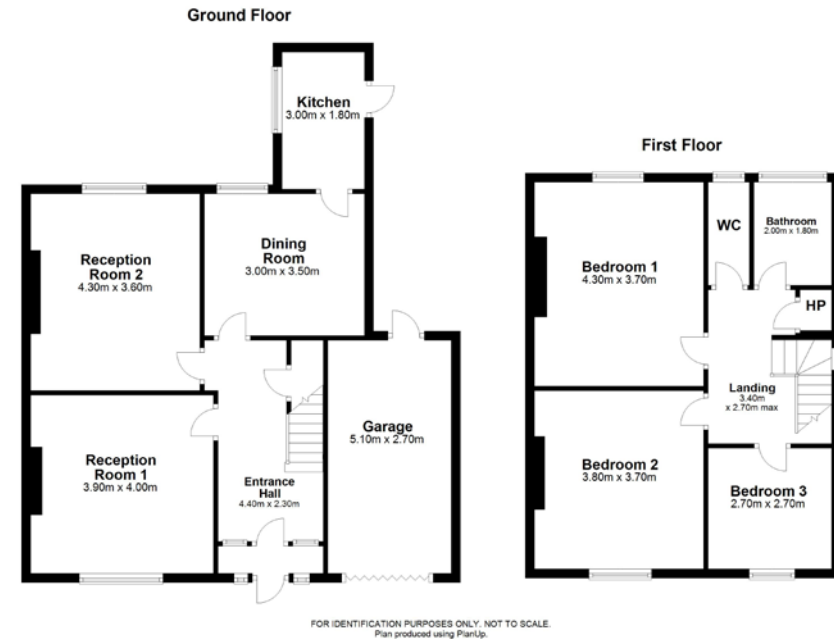
BER No.: 113069397

Energy Performance Indicator: 443.48 kWh/m2/yr



FLOOR PLANS

For identification purposes only. Not to scale.



REA Grimes

192 Clontarf Road, Dublin, 3

Ph: +353 (0) 1 853 0630

PRSA 001417

Important Notice: REA Grimes and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither REA Grimes nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither REA Grimes nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. This brochure is issued by REA Grimes on the understanding that any negotiations relating to the property are conducted through it.

Brochure Designed & Printed by Doggett Group