



BER E2



137 Seafield Road East, Clontarf, Dublin 3 D03EF8

c, 1,981 sq. ft / 184 sq.m

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

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137 Seafield Road East, Clontarf, Dublin 3 D03EF8

DNG are delighted to represent the sale of 137 Seafield Road East, Clontarf, a majestic extended 4 bedroom semi-detached family home situated on the south side of this highly sought after address. The property has a very attractive red-brick facade and retains the original front door and windows with stain glass panels. Internally, this stunning home has a bright and airy feel throughout and boast two quality marble fireplaces in the living/dining room and a spacious attic conversion.

The garden to the rear is a real gem, not overlooked, is a complete suntrap given its sunny orientation and has mature high hedging and evergreens. Very private, this beautiful garden enjoys a feeling of complete privacy and seclusion. To the front is a large cobble print driveway with generous parking and is very well stocked with mature trees and shrubs.

The accommodation extends to a total floor area of c. 1,981 sq. ft. and comprises entrance hallway, front to back living/dining room, kitchen/breakfast room, utility room, office/study and downstairs wc on ground floor level. Upstairs, first floor accommodates 4 spacious bedrooms (master en suite) a large bathroom and a converted attic accessed by a pull down stira.

Seafield Road East is one of Clontarfs premier roads and very popular with young families. This superb location is within a short stroll of Belgrove National School, Holy Faith Secondary School and the seafront promenade. Dollymount Strand, St. Annes Park and The Bull Island Nature Reserve are all closeby with Dublin City Centre, The IFSC and Eastpoint Business Park within a short commute of the property. Viewing is by prior appointment and is highly recommended.

Accommodation

Entrance Hallway - 5.19m x 2.0m

Original stain glass front door, solid oak flooring, understairs storage, coving.

Living/Dining Room - 9.03m x 3.85m

Solid oak wood flooring, matching marble fireplace (gas insets), large bay window with original stain glass upper windows, coving, double doors to kitchen/breakfast room, door to rear garden. Kitchen/Breakfast Room - 5.13m x 6.95m
L-Shaped room, solid oak wood flooring, fully fitted oak kitchen with speckled granite worktops, coving, part vaulted ceiling with skylight, double sliding doors to rear garden.

Utility Room - 1.65m x 2.64m

Tiled floor, built in units with sink, plumbed for washing machine and dryer.

Office/Study - 3.64m x 2.66m

Solid oak flooring, built in desk, large bay window.

Downstairs WC -

Tiled floor, semi-tiled walls, wc, whb.

Landing - 2.27m x 2.4m

Carpeted.

Bedroom 1 - 4.97m x 3.51m

Carpeted, large bay window, coving.

En Suite - 2.39m x 2.56m

Fully tiled, wc, whb, corner shower.

Bedroom 2 - 3.3m x 4.0m

Carpeted, built in wardrobe, coving.

Bedroom 3 - 2.63m x 3.8m

Carpeted, built in wardrobe, coving.



Bedroom 4 - 2.92m x 3.05m

Carpeted, built in wardrobe, coving.

Bathroom - 2.43m x 2.9m

Fully tiled, wc, whb, bath, corner shower.

Converted Attic - 4.04m x 6.91m

Accessed by a stira pull down stairs, carpeted, two velux sky-lights, under eaves storage.

Gardens -

Cobble print front driveway with generous parking and mature trees and shrubs. The rear garden measures c. 125 ft. long and has a sunny South facing aspect with mature hedgin and trees.

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BER No. 111138459

Energy Performance Indicator: 348.04 kWh/m²/yr

Features

- Original hardwood windows with stain glass panels.
- Gas fired central heating.
- Stunning red brick facade.
- Sunny south facing c. 125 ft. long rear garden.
- Cobble print front driveway with generous parking.
- Bright, spacious accommodation throughout

View By Appointment

Asking Price: €975,000

