



145a Howth Road, Clontarf, Dublin 3

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent are proud to bring to the market, 145a Howth Road, a spacious and well-presented four bedroom 3 storey detached family residence.

Tastefully appointed with rooms of generous proportions, No. 145a Howth Road, extends to approx. 211 sq.m. / 2,271 sq.ft. and includes entrance hallway, guest w.c., living room, kitchen/breakfast room, utility room and sun room on the ground floor, with two double bedrooms, both ensuite on the first floor, while on the second floor a further two bedrooms and main bathroom are located.

145a Howth Road is set in the prestigious suburb of Clontarf and offers easy access to an abundance of local amenities including restaurants, coffee shops, boutiques and eateries, all within walking distance together with immediate access to all the local transportation facilities including Clontarf DART station. It is also convenient to many churches, leisure facilities to include Oulton Lawn tennis club, Clontarf Royal Dublin, St. Anne's Golf Club, Clontarf Rugby and Cricket Club and Westwood Leisure Centre all located close by. Easy access is also afforded to excellent secondary and primary schools including Howth Road Mixed National School, Mount Temple Secondary School and Dublin City University (DCU).

Viewing is highly recommended.

SPECIAL FEATURES

- » Spacious 4 bedroom 3 storey detached family residence.
- » Extending to approx. 211 sq.m. / 2,271 sq.ft.
- » Offering rooms of generous proportions.
- » Gas fired central heating.
- » Spacious part paved garden to rear.
- » Off street parking for 2 cars.
- » Set in prestigious suburb of Clontarf with easy access to the City Centre via excellent transport links including Bus and DART Services.
- » Many amenities in the locale including Westwood Health & Leisure Club, St. Anne's Park, Clontarf Rugby & Cricket Clubs and Clontarf Promenade.
- » Excellent educational facilities nearby including Howth Road Mixed National School, Mount Temple Secondary School and Dublin City University (DCU).



ACCOMMODATION

ENTRANCE HALLWAY

5.08m (16'8") x 2.18m (7'2")

Spacious entrance hallway with tiled floor, understairs storage, alarm pad and guest w.c. Double doors leading to living room.

GUEST W.C.

Incorporating w.c. and w.h.b.

LIVING ROOM

4.49m (14'9") x 5.10m (16'9")

Spacious room with feature wall mounted gas fire inset, recessed lighting and surround sound. Box window area - 2.76m (9'1") x 1.50m (4'11").

KITCHEN/BREAKFAST ROOM

7.38m (24'3") x 4.48m (14'8")

Range of wall and base units with oven, hob, extractor fan, integrated dishwasher, integrated fridge freezer and breakfast bar with granite worktop. Part tiled and part solid wooden flooring with wall radiators, recessed lighting and surround sound.

UTILITY

1.49m (4'11") x 2.12m (7'0")

Offering extra storage space with a range of wall and base units, stainless steel sink, washing machine, tumble dryer and door leading to side passage.

SUNROOM

2.82m (9'3") x 1.89m (6'2")

Timber framed conservatory with door to rear garden.

FIRST FLOOR

LANDING

BEDROOM 1

5.08m (16'8") x 5.28m (17'4")

Spacious double bedroom overlooking the front garden with recessed lighting, fitted wardrobes, surround sound, ensuite and balcony. Double doors to:-

BALCONY

2.75m (9'0") x 1.36m (4'5")

Outdoor lighting.

ENSUITE

2.46m (8'1") x 2.35m (7'9")

Fully tiled and incorporating w.c., w.h.b., shower cubicle and heated towel rail.

BEDROOM 2

4.78m (15'8") x 3.18m (10'5")

Double bedroom set to the rear of the property with fitted wardrobe, shelving & desk and ensuite.

ENSUITE

1.35m (4'5") x 2.46m (8'1")

Fully tiled and incorporating w.c., w.h.b., shower cubicle and heated towel rail.

SECOND FLOOR

LANDING

Large velux window and hotpress.

BEDROOM 3

5.09m (16'8") x 3.49m (11'5")

Spacious double bedroom with fitted wardrobe, surround sound, velux window and balcony. Overlooking the front garden.

BALCONY

2.33m (7'8") x 1.34m (4'5")

BEDROOM 4

3.43m (11'3") x 4.41m (14'6")

Good size double bedroom with fitted wardrobe, fitted drawers and velux window.

BATHROOM

2.86m (9'5") x 2.67m (8'9")

Fully tiled and incorporating w.c., w.h.b., bath, heated towel rail, shower cubicle and velux window.

OUTSIDE

FRONT GARDEN

The front of the property is walled with an array of shrubs, plants and trees while also offering off street parking for 2 cars.

REAR GARDEN

7.27m (23'10") x 10.50m (34'5")

The walled sunny south east facing rear garden is partly paved and partly laid with artificial offering a low maintenance area ideal for al fresco dining and entertaining. It offers a substantial raised flower bed and an array of shrubs, plants and trees. There is also offers external power points, outdoor lighting and dual side entrances.

DIRECTIONS

Travelling through Fairview with the park on your right, take a left turn onto the Howth Road just after Marino Park Crescent and continue along the Howth Road until you come to the property which is just before The Stiles Road on the right hand side.

BER DETAILS

BER Rating: B3

BER Number: 107166159

Energy Performance Indicator: 146.94 kWh/m2/yr

VIEWING

Strictly by prior appointment with sole selling agent, Hunters Estate Agent, City Centre on 01 668 0008 or email: citycentre@huntersestateagent.ie

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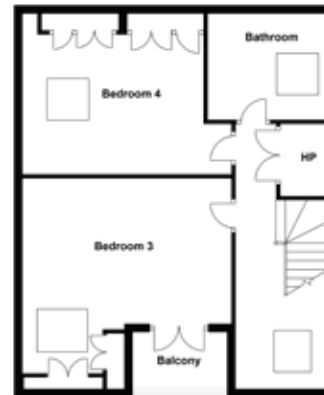
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PSRA Licence no: 001631



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FLOOR PLANS

Not to scale. For identification purposes only.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix © 2009.