



68 Kincora Road, Clontarf, Dublin 3

139 sq.m.



DOUGLAS NEWMAN GOOD

DNG

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DNG are delighted to present to the market this handsome Art Deco, 4-bedroom family home located in a prime and enviable position on Kincora Road. Boasting a large, private south facing 160 ft. (approx.) back garden, this fine property was built in c. 1929 with redbrick detailing around the windows and white-painted render. These houses were built in pairs but differ from each other in the location of their entrance doors. One will have a traditionally placed front door while its neighbour has its entrance door to the side. This property has the door to the front and offers a wider plot size that some of the houses on the road. Although it retains many of its original features number 68 does require modernisation.

Current accommodation extends to 1,496 sq.ft. (approx.) with an entrance hallway, two reception rooms and kitchen/ breakfast room. Upstairs there is a large landing, four bedrooms, bathroom and separate toilet. There is a garage to the side of the property with side access to the rear garden. The garden to the rear is a real gem, not overlooked, is a complete suntrap given its sunny orientation and has mature trees and evergreens. Very private, this garden enjoys a feeling of complete privacy and seclusion. To the front is a driveway with generous parking and very well stocked with mature trees and shrubs.

Kincora Road is one of Clontarf's premier roads with Belgrove National Boys and Girls School, Holy Faith Girls Secondary School, Clontarf Castle, the seafront promenade and a host of sports and recreational facilities available within a few minutes' walk or drive. Vernon Avenue provides for a great selection of shops, a super market, bars, restaurants, cafes and boutiques and Dollymount Strand, St. Anne's Park and The Bull Island Nature Reserve are all within a short stroll. Dublin City Centre, the IFSC and Eastpoint Business Park are also within a short commute of this location.

Accommodation

Entrance Hall - 1.87m x 5.14m
Carpeted, Under stair storage.

Living Room - 3.65m x 5.41m
Tiled fireplace and doors to the rear garden.

Dining Room - 3.62m x 3.47m
Brick fireplace, overlooks the front garden.

Breakfast Room - 2.18m x 3.5m
Tiled floor, opens into kitchen.

Kitchen - 2.6m x 4.36m
Tiled floor, access to the rear garden.

Landing - 1.88m x 4.91m
Spacious and bright.

Bedroom 1 - 3.54m x 3.0m
Double room overlooks the front garden.

Bedroom 2 - 2.77m x 3.45m
Double room with built in wardrobes

Bedroom 3 - 3.47m x 3.03m
Double room overlooks the rear garden.

Bedroom 4 - 3.21m x 3.61m
With built in wardrobes, overlooks the rear garden.

Bathroom - 1.82m x 1.67m
Bath and whb.

WC - 1.82m x 6.79m
WC

Garage -

Features

- 160 ft. (approx.) South facing rear garden
- 0.2 acre (approx.)
- Gas fired central heating.
- Ripe for renovation.
- New roof put in a number of years ago.
- Garage to the side.
- Side access.
- Off Street Parking.
- Alarmed.

BER: G BER No. 111956298
EPI:501.24? kWh/m²/yr



View By Appointment
Asking Price €850,000

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DOUGLAS NEWMAN GOOD
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