



39 Brian Boru Avenue

Clontarf,
Dublin 3.

BER B3

**COLDWELL
BANKER** 

ESTATES

For Sale By Private Treaty

Luxurious Contemporary Home

Excellent Location

High BER Rating

West Facing Rear

Next to Seafront and Village

Rear Access

39 Brian Boru Avenue, Clontarf, Dublin 3.

Karen Mulvaney of Coldwell Banker Estates is proud to present to the market, this contemporary and luxurious property which was an original tram cottage and is situated in a quiet cul-de-sac. The property has been expertly renovated in recent years and is presented for sale in what can only be described as stunning condition. Everything about No. 39 exudes quality, from the use of the finest fixtures and fittings to the utmost attention paid to every detail, this is truly an amazing property. The accommodation includes a living room with a fireplace and stove, timber floor and an elegant glass and polished steel staircase, the generous kitchen occupies the centre of the house and leads on to the dining area which overlooks the beautiful brick walled courtyard. The well-appointed bedroom on the first floor has recessed lighting, carpeted floor and a dressing area with built-in wardrobes, the deluxe en-suite bathroom completes the accommodation.

Clontarf is one stop on the DART from the city centre, has a cosy village atmosphere and most roads lead down to the sea. An ideal opportunity for the new purchaser to live in this idyllic location. Perfect for a first time buyer, investor or someone looking to down size.

Clontarf is a coastal suburb on the northside of Dublin. It has a range of commercial facilities mainly centred on Vernon Avenue and Clontarf's most notable amenity is its seafront; with a promenade running continuously from Alfie Byrne Road to the wooden bridge at Dollymount. As well as extensive walks and green areas, St Anne's Park is nearby and the second largest municipal park in Dublin. Features include an artificial pond and a number of follies, a fine collection of trees, a playground, parkland walks and recreational facilities including golf and tennis. Clontarf contains numerous sporting facilities, such as GAA, Rugby, Cricket, Tennis and Sailing. The largest municipal park is nearby (North) Bull Island. North Bull Island is an island located in Dublin Bay, about 5 km long and 800 m wide, lying roughly parallel to the shore off Clontarf (including Dollymount), Raheny, Kilbarrack, and facing Sutton. It has been named by UNESCO as a biosphere reserve. It is the only biosphere reserve in a capital city in the world. The island, with a sandy beach known as Dollymount Strand running its entire length, the island also hosts St Anne's and Royal Dublin golf clubs

Viewing highly recommended





FLOOR PLANS (Not to Scale)



Accommodation

Living Room – 6.08m x 3.13m

It has a fireplace with a built-in stove, a timber floor, recessed lighting and an elegant glass and polished steel staircase.

Kitchen – 3.91m x 2.64m

A large contemporary kitchen with an excellent array of wall and floor units, integrated appliances, recessed lighting and a timber floor.

Dining Room – 3.53m x 3.13m

The dining area overlooks the beautiful west facing courtyard and has a timber floor and recessed lighting.

Bedroom – 8.44m x 3.13m

Prepare to be blown away by this most beautiful space accessed from the elegant glass and polished steel staircase, this is a light filled bedroom with recessed lighting and a dressing area with built in wardrobes

Dressing Area – 3.53m x 1.69m

En-suite – 2.16m x 1.32m

Luxuriously appointed with wall and floor tiling, shower, w.c. & w.h.b.

Outside:

There is a west facing paved courtyard with rear access.

Floor Area:

Approx. 76 m² (818 ft²)



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PSR Licence No.: 002120

Asking Price: €425,000

Viewings: Strictly by appointment with the sole agents.

Negotiator: Karen Mulvaney (087) 667 1986.

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