

**Three Bedroom Semi-Detached Residence
& Detached Commercial Building
On Generous Corner Site C.0.111 Acres/0.0445 Ha.,**



38 CLAREVILLE ROAD

Harold's Cross, Dublin 6w, D6WVN84.



3



2



97.94 sq.m



(01) 490 3201



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

38 Clareville Road is situated in an area of unparalleled convenience with every amenity on your doorstep. The property is within close proximity of some of South Dublin's best junior and secondary schools including Rathgar Junior, The High School, Alexandra College, Terenure College and St. Mary's College. The bustling villages of Terenure, Rathmines and Rathgar with their wide selection of shops, bars and restaurants are all within easy reach. Also on the doorstep are an excellent array of local shops, churches and restaurants. Serviced by a host of public transport (Dublin Bus 18, 83, 83A, 16 & 49) and easy access to the M50, you are easily connected to the City Centre and beyond.

DESCRIPTION:

Residential Description:

No. 38 is an attractive, brick fronted, semi-detached residence in need of modernisation. Built in c1930, it extends to c.97.94 sq m / 1054.25 sq ft with mature gardens set in one of Dublin's most sought after areas. The property is accompanied by a private drive with front and side gardens fronting the Clareville Road, which could allow for future development (subject to gaining the relevant planning permission). Briefly the property comprises of a quaint entrance hall leading to the living room with double doors to the living room. To the back of the property there is kitchen/ dining area, rear lobby with Guest toilet and access to the rear walled garden with boiler room. While upstairs consist of Landing three well-proportioned bedrooms & a family bathroom.

Commercial Unit:

Fine, detached, red bricked fronted workshop unit extending to c.175 sq m / 1883.75 sq ft ('Formally Green Marine') with separate entrance off the Clareville Road onto tarmacadam drive way. Comprising of roller shutter door 3.2m x 2.5m high to workshop, office, open plan work shop, and Mezzanine floor, to the rear of the unit lean to storage shed.

ACCOMMODATION:

Residence:

Porch with archway & Terrazzo flooring	4.5m x 0.65m
Entrance hallway	3.19m x 1.5m feature ceiling coving
Livingroom	4.38m x 3.5m features open fireplace with marble surround, ceiling coving , bay window & double pocket doors to
Dining room	5.19m x 3.72m feature ceiling coving & understairs storage hot-press
Kitchen	3.6m x 3.35m feature fitted units with tiled splash back
Rear hall	1.86m x 1.2m
Guest Bathroom	1.25m x 0.94m W.c & W.h.b

Upstairs:

Landing	1.98m x 2.58m
Bedroom 1	3.7m x 3.02m Features fitted wardrobes
Bedroom 2	4.47m x 3.08m features fitted wardrobes
Bedroom 3	2.75m x 1.97m feature fitted wardrobe
Family bathroom	2.26m x 2.03m Bath/Shower W.c & W.h.b

Outside:

Boiler room / storage 1.49m x 0.97m `Gas Boiler`

Front garden & rear walled garden.

Storage shed 1.18m x 6.99m

ZONING:

The property is Zoned Z1 Sustainable Residential Neighbourhoods under the Dublin city county council development plan 2016 to 2022.











Services:

- Gas fired central heating
- ESB
- Main Water & Sewage



VIEWING:

BY APPOINTMENT ONLY

BER:

F (11357400 & 800767550)

PRICE REGION:

€760,000



JP&M
DOYLE

Established. 1952

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