

# 34 St Aidan's Park Road, Marino, Dublin 3



Property Team Lappin Estates take great pleasure in presenting this most attractive, 3 bedroom "Mansard" style residence with a large South facing rear garden. No. 34 has been well maintained over the years, but will require some further modernisation. It already has the benefit of having been re-wired and re-plumbed c. 5 years ago. Marino is a very popular location with every conceivable amenity on its' doorstep, to include, schools, shops, restaurants, businesses, bars, Fairview Park, Clontarf DART Station and a regular bus service, to mention but a few. The accommodation briefly comprises entrance hall, living room, dining room, kitchen, pantry, landing, 3 bedrooms and a bathroom. There are gardens to the front and rear of the property with shared side pedestrian access. The back garden is South facing and c. 65ft long.

#### ACCOMMODATION:

**Entrance Hall** 5.25m x 2.10m

#### Pantry Store

With gas boiler. Ideal for a guest wc conversion.

**Dining Room** 3.13m x 3.30m

Feature open fireplace

**Living Room** 4.40m x 3.30m

Feature open fireplace. shelved hot press.

**Kitchen** 2.6m x 2.10m

Fitted wall and floor units. Door to South facing rear garden.

#### Landing

**Bathroom** 2.90m x 1.50m

W.C., whb and shower unit

**Bedroom 1** 4.60m x 4.00m

Double room with feature open fireplace.

**Bedroom 2** 4.00m x 3.15m

Double room

**Bedroom 3** 3.17m x 2.12m

Large single room

#### Rear

C.65ft. South facing, walled rear garden with shared side pedestrian access and small concrete shed.

#### Front

Railed front garden, laid in lawn. On Street parking.



#### Some Features:

- 3 Bedrooms
- 1 Bathroom
- Shared pedestrian side access
- C.65 ft South facing rear garden
- Re-wired c. 5 years ago
- Re-plumbed c. 5 years ago
- Generous accommodation
- Regular bus service
- Convenient to the DART
- Alarmed
- Mansard Style house
- G.F.C.H.

#### Gross Internal Floor Area:

C. 94sq.m (c. 1,012sq.ft.)

#### Viewing:

By appointment with Property Team Lappin Estates

#### Negotiator:

Johnny Lappin MIPAV-MMCEPI-TRV

**Price Region:** €395,000

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#### Negotiators

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