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**BER C2**

## 2 Seapark Road, Clontarf, Dublin 3

148 sq.m

**DNG Fairview**  
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For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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## 2 Seapark Road, Clontarf, Dublin 3

DNG are proud to present to the market 2 Seapark Road, a most attractive family home providing 148 sq.m. / 1,593 sq. ft (approx.) of generous and immaculately presented accommodation. Number 2 is situated on the corner of Mount Prospect Avenue on 0.11 acre (approx.) in total, set in a private position at the top of the highly popular Seapark Road.

Built in c. 1930's, this property has been upgraded and modernised by the current owners, who have enjoyed it as their family home for the last number of years. As you walk through the original front door there is a great sense of space and light throughout. The ground floor accommodation comprises entrance hall, guest wc., living room with a lovely bay window, dining room, a superb light filled kitchen/family room with access to the garden and a separate utility room. Upstairs there are three fine sized bedrooms, an ensuite and a large family bathroom

To the front is a cobble lock garden bordered by a lawned area with mature shrubs. A wide side pedestrian access leads to a 120 ft. (approx.) east facing rear garden laid out in lawn with mature hedging, shrubs and apple tree. At the end there is a raised deck leading to a large garden room/ studio (with water and electricity).

### Accommodation

Porch - Black and white tiled floor, original front door.

Hallway - 2.26m x 7.41m Alarm, reclaimed parquet flooring, understairs storage.

Living Room - 4.04m x 4.11m Original flooring, bay window, sandstone fireplace with gas inset and marble surround, TV point, picture rail, ceiling coving, interconnecting doors.

Dining Room - 3.46m x 4.18m Original flooring, picture rail, ceiling coving, double doors to kitchen/hall.

Guest WC - 1.45m x 1.12m Tiled floor, partly tiled walls, wc, whb.

Kitchen/Dining Room - 6.26m x 5.26m Reclaimed parquet flooring, fully fitted hand painted kitchen with granite work-tops, large island, belfast sink, tiled splashback, feature cast-iron radiator, vaulted ceiling with 2 x glass atriums.

Utility Room - 1.94m x 1.3m Reclaimed parquet flooring, built in units, granite worktops, plumbed for washing machine/dryer, tiled splashback.

Landing - 2.67m x 2.58m Side window, access to attic.

Bedroom 1 - 4.25m x 3.37m Rear double room, original flooring, built in wardrobes, tv point.

En Suite - 2.15m x 2.36m Tiled floor and semi-tiled walls, walk in shower, wc, whb, recessed lighting.

Bedroom 2 - 4.23m x 3.38m Front double room, original flooring, bay window, built in wardrobes.

Bedroom 3 - 2.66m x 2.66m Single room, wooden flooring.

Bathroom - 2.65m x 2.6m Tiled floor and semi-tiled walls, roll top bath, wc, whb, large velux skylight, extractor fan, recessed lighting.

### Garden

Stunning mature gardens with sandstone paving, mature trees, lawn and shrubs. Generous off street parking to the front.

### Studio/Garden Room

Room 1: 3.47 x 3.15

Room 2: 3.15 x 1.42

BER: C2

BER No. 103385829

Energy Performance Indicator: 189.94 kWh/m<sup>2</sup>/yr

### Features

- Double glazed Rationale windows.
- Triple glazed self cleaning roof lights.
- Many original period features.
- Reclaimed Mahogany kiln dried parquet flooring.
- Cast iron radiators downstairs.
- Insulated interior and exterior.
- 120 ft. (approx.) garden.
- Large side access.
- Fully Alarm.

View By Appointment

Asking Price: €895,000

