

FOR SALE

by Private Treaty

120 sq. m. (1,291 sq. ft.)



TURLEY

PROPERTY ADVISORS

**No. 5 Kincora Grove
Clontarf, Dublin 3**

DESCRIPTION

Turley Property Advisors are delighted to introduce No. 5 Kincora Grove, Clontarf, Dublin 3, to the market, for Sale, by private treaty. This magnificent semi – detached family home extends to a gross internal area of 120 sq. m. (1,291 sq. ft.) with off street parking for two cars and a landscaped west facing garden to the rear.

Internally, the property has recently undergone an extensive refurbishment and presents to the market in turn-key condition. The ground floor comprises an entrance porch and hallway leading to a cosy sitting room with double doors to the large open plan kitchen/dining & living area. There are double doors that open out to the sunny west-facing rear garden. There is the added benefit of ample storage space underneath the stairs.

Upstairs features three generously proportioned bedrooms, each offering a comfortable and inviting living space. The master bedroom is a spacious retreat, with natural light streams in through well-placed windows, creating a warm and inviting atmosphere. The second bedroom is equally spacious, providing versatility for various living arrangements. The third bedroom is a delightful space that can accommodate a double bed or be configured to your needs. The family bathroom completes the accommodation, designed for both style and functionality.

Extra Features:

1. There is the added bonus of full planning permission to convert the existing attic.
2. There is a state of the art new remote controlled combi boiler installed.
3. There is an electric car charging point installed at the front of the house





LOCATION

Kincora Grove is nestled at the heart of Clontarf, this fine property offers you access to the very best the area has to offer. You'll find an array of amenities right at your doorstep, including a fantastic selection of shops, with Nolan's supermarket within walking distance. Indulge in the culinary delights of fine restaurants, unwind at superb pubs, explore charming specialist boutiques, and treat yourself to the latest beauty trends at nearby salons.

The property is conveniently located near excellent primary and secondary schools. Sports enthusiasts will revel in the multitude of recreational facilities and sports clubs, with Clontarf's Rugby & Cricket Club, Clontarf's GAA Club, and a selection of prestigious golf clubs such as The Royal Dublin and St. Anne's Golf Clubs nearby. Enjoy leisurely strolls in the stunning St. Anne's Park and soak up the sun at Dollymount Strand, all within easy reach.

When it's time to venture further afield, you'll appreciate the convenience of quick access to both the M50 and M1 motorways. Dublin Airport and the heart of Dublin City is a mere 5 kilometres away.

For those who prefer public transportation, rest assured that the area is well-serviced, with Killester DART station just a short walk away and a Dublin Bus Stop right outside your door offering access into the City. 5 Kincora Grove is an ideal place to live. Viewing highly recommended.



ACCOMMODATION

Kitchen	6.08 x 5.5	Plus	3.68 x 1.34
Living	3.58 x 3.97	Hall	4.26 x 1.76
Stairs	4.35 x 0.9		
Bed 1	2.68 x 2.61	Bed 2	3.76 x 3.7
Landing	3.62 x 1.65	Bed 3	3.68 x 4.24
Bathroom	1.6 x 2.6	Plus	1.25 x 0.90

CONTACT

Susan Turley
susan@turley.ie
(01) 479 1500
info@turley.ie

Licence No. 006440

Turley Property
Advisors

89 Harcourt Street
Dublin 2
D02WY88

Viewings strictly by
appointment

PRICE: €760,000

BER CERT: C3 – No. 105046023

PHONE: (01) 4791500

SALE: Private Treaty

VIEWING: By Appointment

TITLE: Freehold

Turley Property Advisors
89 Harcourt Street
Dublin 2
Ireland
PSRA Licence: 002187

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