



**30 NOTTINGHAM STREET, NORTH STRAND, DUBLIN 3, D03 YE20**

CHARMING REDBRICK MID-TERRACE PERIOD HOUSE

**BER > F**

**REA**  
**GRIMES**

## FOR SALE BY PRIVATE TREATY

**30 Nottingham Street, North Strand, Dublin 3, D03 YE20**

### SPECIAL FEATURES

- Charming redbrick mid-terrace period house
- Currently laid out as 2 apartments but prime opportunity to restore to a family home
- Approx. 121.4 sq m / 1,306.7 ft with attic room of approx. 17.1 sq m / 184.06 sq ft
- Vacant possession
- Brilliant sought-after location
- Excellent transport links

### DESCRIPTION

REA Grimes are delighted to present 30 Nottingham Street to the market, a redbrick period property in this sought-after area. The location is second to none with many amenities within walking distance. This fine home is currently laid out as 2 self-contained apartments but would also be ideal to restore back into a substantial family home. This is sure to appeal to owner occupiers and investors alike.

The bright accommodation extends to approx. 121.4 sq m / 1,306.7 sq ft and comprises in brief 2 self-contained apartments: at ground floor level the first apartment has two bedrooms (one en suite), a shower room, a large kitchen / living / dining room, and access to the rear garden. The first-floor apartment comprises 2 bedrooms, a kitchen, a separate living room, a shower room, and an en suite attic room. Alternatively, as a single home the property would comprise 2 reception rooms, a shower room, and a large kitchen / dining / family room at ground floor level, with 4 bedrooms and a shower room on the first floor and first floor return, and an en suite converted attic room. The property further benefits from a rear garden, and there is on-street parking.

Situated in this fantastic location in the North Strand, the location could not be better. Fairview Park is on your doorstep, and Clontarf Promenade and Cycle Track are nearby. There are numerous sporting and recreational amenities in the area such as Croke Park, Westwood Gym, 3 Arena, and The Royal Canal to name but a few. The area is well-serviced by excellent transport links, with Connolly Station, Busaras, and the Luas being within walking distance, and numerous Dublin Bus routes being only 300m away. The property is also close to the Eastlink Toll Bridge and The Port Tunnel.



## ACCOMMODATION

### GROUND FLOOR APARTMENT:

#### Bedroom 1:

Bright bedroom located to the front of the property, with an en suite shower room

#### Bedroom 2:

Large bright bedroom overlooking the rear garden, complete with solid wood floors

#### Shower Room:

With WC, wash hand basin and shower

#### Open Plan Kitchen / Dining / Living Room:

Large kitchen diner with built-in storage units at eye and counter level. This room has been extended providing for a cosy sitting room area.

### FIRST FLOOR APARTMENT:

#### Kitchen / Diner:

Located on the first-floor return, this room has built-in storage units at eye and counter level, and space for dining

#### Living Room:

Bright living room overlooking the rear garden, with solid wood floors

#### Shower Room:

With WC, wash hand basin and shower

#### Bedroom 1:

Bright bedroom located at the front of the property

#### Bedroom 2:

Bright bedroom located at the front of the property

#### Attic Room:

Large converted attic room with en suite shower room



### SERVICES:

- Converted attic room
- Double glazed windows
- On-street parking
- Rear garden

### BER DETAILS:

BER: F

BER No.: 114174550

Energy Performance Indicator: 421.75 kWh/m<sup>2</sup>/yr



### FLOOR PLANS

For identification purposes only. Not to scale.



**REA Grimes**

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