



32 RED COURT OAKS, SEAFIELD ROAD EAST, CLONTARF, DUBLIN 3

BRIGHT AND SPACIOUS 3 BEDROOM DUPLEX IN A DESIRABLE LOCATION

BER C3

REA
GRIMES

32 Red Court Oaks, Seafield Road East, Clontarf, Dublin 3

SPECIAL FEATURES

- Bright and spacious 3 bedroom duplex • Approx. 92.9 sq m / 1,000 sq ft • Two designated parking spaces • Excellent and sought-after location • Walk-in condition

DESCRIPTION

REA Grimes Clontarf take great pleasure in bringing to the market this wonderful residence in this most desirable of locations. No. 32 Redcourt Oaks is a bright and spacious 3 bedroom home located in this sought-after location that is in excellent condition throughout.

Flooded with natural light and further complemented by a large terrace area, this property is located in the beautiful Redcourt Oaks development which is located on Seafield Road East, very close to the sea. The privacy and security provided by this gated community is complimented by the mature, well stocked communal gardens and the colourful array of plants, trees and shrubs that are kept in pristine order all year round.

No. 32 is a bright and spacious large home that is superbly located within this development. Internally the property is extremely well presented. The property comprises in brief of a hallway with WC and storage room, large modern kitchen / dining room with feature bay window, very spacious private living room that leads onto a west facing terrace. Upstairs there are three well-proportioned bedrooms all with built-in wardrobes and one with an en suite. A family bathroom completes the accommodation at this level. The property comes with two designated parking spaces, one immediately beside the entrance to Number 32 and a second space located in the underground car park.

Situated in the heart of Clontarf, just off the seafront and within walking distance of numerous amenities including Clontarf Rugby and Cricket clubs, tennis club, yacht and boat clubs as well as a number of excellent schools and a selection of golf clubs. The area is well serviced by public transport with Dublin Bus number 130 running very close to the property. Bull Island Nature Reserve and Dollymount Strand as well as Clontarf Promenade and cycle tract are also in the immediate vicinity. Viewing is highly recommended.



ACCOMMODATION

Entrance Hall:

With tiled floor, storage closet and alarm

Guest WC:

With WC and wash hand basin

Living Room:

Large bright room with glass door leading to west facing terrace

Kitchen / Dining Room:

The kitchen area is complete with an array of wooden units at eye and counter level and a range of high quality integrated appliances. The dining area has ample space for dining table and chairs, and has plenty of natural light from the Juliette balcony overlooking the communal gardens

Bedroom 1:

Master bedroom overlooking the communal gardens with built-in wardrobe and en suite bathroom

En Suite:

With tiled floor, part tiled walls, wash hand basin, WC, and shower

Bedroom 2:

Double bedroom with built-in wardrobe

Bedroom 3:

Generous single bedroom with built in wardrobe

Family Bathroom:

Bath with shower attachment, WC, wash hand basin

Attic:

Large attic space with a Velux window providing plenty of natural light



OUTSIDE:

Bright west facing terrace providing ample space for dining al fresco

SERVICES:

- Gas fired central heating
- Two designated parking spaces

MANAGEMENT COMPANY:

Greendoor Property Management

MANAGEMENT FEES:

Approx. €974.00 per annum (subject to change)

BER DETAILS

BER: B3

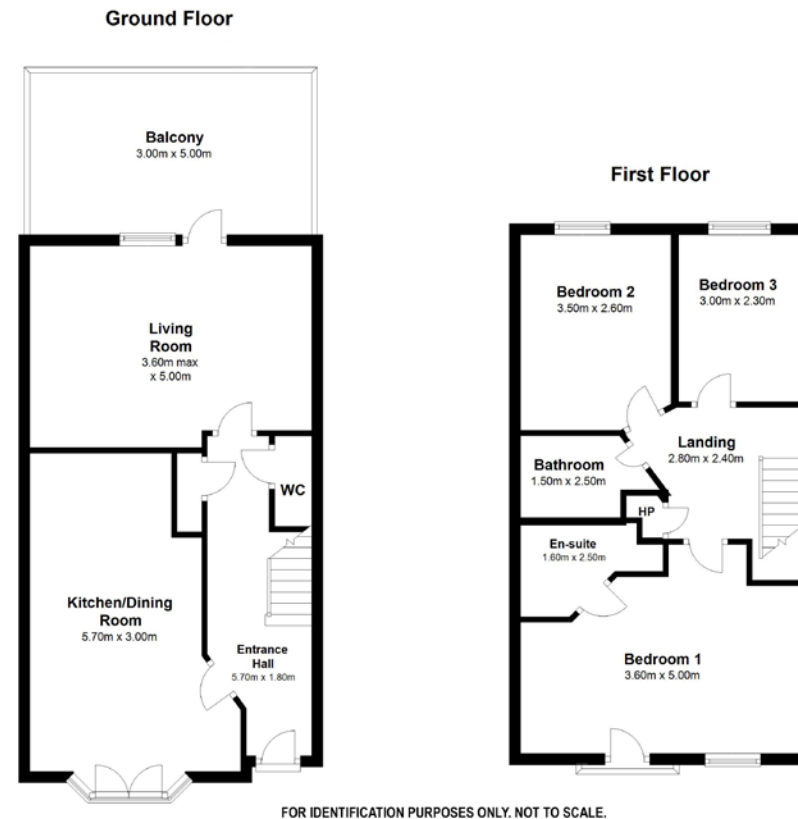
BER No.: 110930567

Energy Performance Indicator: 145.13 kWh/m2/yr



FLOOR PLANS

For identification purposes only. Not to scale.



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