



**221 CLONTARF ROAD, CLONTARF, DUBLIN 3**

TERRACE HOUSE WITH FPP IN PLACE TO FULLY RENOVATE AND EXTEND



**REA**  
**GRIMES**



## FOR SALE BY PRIVATE TREATY

### SPECIAL FEATURES

- Terrace house with FPP in place to fully renovate and extend (Ref: 4750/19)
- Approx. 98 sq m / 1,055 sq ft • Convenient and sought-after location
- Over looking the sea / promenade with great views from upstairs
- Rear garden of approx. 0.04 ac

### DESCRIPTION

**\*\*Please note no children are permitted at viewings and a signed disclaimer is required from interested parties\*\***

REA Grimes are thrilled to present 221 Clontarf Road to the market. This is currently a terrace house with full planning permission in place (Ref: 4750/19) to construct a brand new home which is sure to appeal to owner-occupiers looking to put their own stamp on their forever home. The location is second to none with many amenities within walking distance –

including Clontarf Promenade and cycle track which is located directly across the road.

The Planning pack allows for the reconstruction of a large terrace home of approx.. 156 sq m / 1,679 sq ft.

The location of this excellent home is ideal and is only moments away from the Promenade and Clontarf village. There is a quality bus corridor operating along the Clontarf Road providing an efficient link to the City Centre; the 130 bus route has stops in close proximity, and Clontarf Road DART Station is within walking distance. In addition to this, there are an abundance of excellent schools and sporting facilities in the immediate vicinity as well as St Anne's Park and Dollymount Strand.

### BER DETAILS:

BER: G

BER No.: 104413935

Energy Performance Indicator: 829.86 kWh/m2/yr



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### REA Grimes

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PRSA 001417

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