

**For Sale**  
By Private Treaty

Guide Price

**€695,000**



## 6 Sutton Lawns, Dublin 13, County Dublin

- Charming 4 bed detached bungalow with detached garage
- Approx. 101 sq. m / 1,087 sq. ft
- Large sunny south-facing rear garden with multi-side access
- Convenient and highly sought-after location
- Lovingly cared for family home

**BER D1**



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PSRA : PSRA Licence No: 001417

## Description

Grimes Clontarf are thrilled to bring 6 Sutton Lawns to the market. This well-maintained family home is ideally located in Sutton close to a host of amenities. This is a wonderful opportunity to acquire a fantastic family home in a much sought-after area. This property will allow a discerning purchaser to put their own stamp on this lovely home.

No. 6 is a deceptively spacious family home measuring approx. 101 sq m / 1,087 sq ft. Internally the property is well laid out and there is a wonderful sense of space as one walks through the house. The accommodation briefly comprises entrance hall, dining / living room, kitchen, 3 double bedrooms (master en-suite), 1 single bedroom and a family bathroom. The south facing rear garden is laid predominantly in lawn with a detached garage and to the front is a driveway with off-street parking and a private front garden that is overlooking a park.

Situated in Sutton, Sutton Lawns enjoys an ideal location with all local amenities within easy reach. Bayside Shopping Centre and Sutton Cross are close by providing a variety of shops, cafes, and essential services. Both primary and secondary schools are also within a short commute, making this an ideal location for families. Sutton, Baldoyle, Portmarnock and Malahide Villages are all also nearby. The area is further serviced by excellent bus routes together with a bayside DART Station making the city most accessible. The M50 / M1 Motorways and Dublin International Airport are also within proximity.

## Accommodation

Entrance Hall:

Bright and spacious hall with laminate flooring

Living / Dining Room:

Large bright room to the front of the house with feature fireplace

Generous dining area overlooking the park

Kitchen:

Fitted with wall and floor units, tiled splashback



and tiled flooring. Oven, hob and extractor fan

**Bedroom 1:**

Large double bedroom to the side of the house with built-in wardrobes and access to en suite

**En Suite:**

With WC, wash hand basin and walk-in shower

**Bedroom 2:**

Large double bedroom to the rear of the property with free-standing wardrobes and patio doors to the rear



**Bedroom 3:**

Double bedroom to the side of the house

**Bedroom 4:**

Single bedroom to the side of the house

**Bathroom:**

Fully tiled with WC, wash hand basin and bath  
With electric shower

**Garage:**

Large adjoining garage of approx. 20 sq. m  
Boiler house to rear of garage with another small storage room.



**Outside:**

The private rear garden is south facing and laid predominantly in lawn with multi-side access. While to the front is a driveway with ample off-street parking and a private walled front garden.

**Services:**

- Oil Fired Central Heating
- Driveway with off-street parking to the front
- Mains smoke Alarm
- Recently insulated walls & attic
- Wood Burning Stove



**BER Details:**

BER: D1

BER No. : 105519896

Energy Performance Indicator: 233.85

**Contents**

Fixtures & fittings included

Additional items available by negotiation



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