



ESTATES

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PSR Licence No.: 002120

Asking Price: €635,000

Viewings: Strictly by appointment with the sole agents.

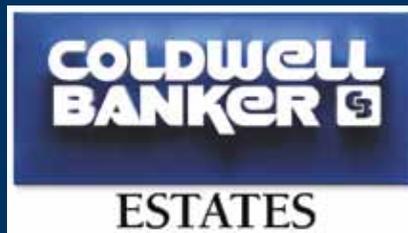
Negotiator: Karen Mulvaney (087) 667 1986.

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6 Castilla Park Clontarf Dublin 3

BER E2



For Sale By Private Treaty

Superb Location

South Facing Garden

Stone's throw from Village, Seafont and St Anne's Park

Walking distance to Belgrove Boys & Girls Schools & Holy Faith Clontarf

Off street car parking

Attic Converted

Garage & Workshop to Rear

6 Castilla Park, Clontarf, Dublin 3

Karen Mulvaney of Coldwell Banker is delighted to present this three bedroom terraced house with attic converted in beautiful Clontarf. Tucked away in a quiet cul de sac and not overlooked to the front or rear. Less than five minutes' walk from the sea and the park, the location cannot be beaten. To make it all the more perfect there is a South facing rear garden, a workshop with rear access, garage and off street parking to the front.

Entering the bright airy hallway there is a very large open plan living/dining room with an open fire running from the front to the rear of the house. Following through the hall there is a modern kitchen with ample floor and wall storage units with access to the south facing garden.

On the first floor level there is a stunning bathroom with walk in shower, two double bedrooms and a very spacious single. All complete with built in wardrobes.

Upstairs again the converted attic space has the added bonus of a large dormer window overlooking Poolbeg chimneys.

Clontarf is a coastal suburb on the northside of Dublin. It has a range of commercial facilities and every required amenity mainly centred on Vernon Avenue, walking distance from Castilla Park. Belgrove boys and girls school is also a stone's throw from the house. Clontarf's most notable amenity is its seafront, with a promenade running continuously from Alfie Byrne Road to the wooden bridge at Dollymount. As well as extensive walks, beach and green areas, St Anne's Park is a stone's throw from here. Clontarf contains numerous sporting facilities, such as GAA, Rugby, Golf, Cricket, Tennis, Hockey and Sailing.

Clontarf is one stop on the DART from the city centre, has a cosy village atmosphere and most roads lead down to the sea.

The place is steeped in history. Clontarf's ancient name, *Cluain Tarbh*, means "meadow of the bulls", from the sound of the waves on the seafront which was likened to the bellowing of bulls. Early viewing is highly recommended.



FLOOR PLANS (Not to Scale)



Accommodation

Hall Level

Entrance Hall 3.21m x 2.99m

Living/ Dining Room 7.74m x 3.71m Large open plan living/dining room running the length of the house. With wooden flooring and open fireplace.

Kitchen 4.11m x 1.99m Modern kitchen with wall and floor units. Tiled floor and splashback.

First Floor

Bedroom 1 3.67m x 3.73m To the front of the house with carpeted flooring and built in wardrobes.

Bedroom 2 3.91m x 3.73m To the rear of the house with carpeted flooring and built in wardrobes.

Bedroom 3 2.73m x 2.75m Larger than average single bedroom to the front of the house.

Attic Room 2.92m x 3.96m With wooden flooring and dormer window.

Floor Area Approx. 104.8 sq m.