



## Apt 4. Glaslynn, Howth Road, Clontarf, Dublin 3

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69 sq.m.



DOUGLAS NEWMAN GOOD

# DNG



# Apt 4. Glaslynn, Howth Road, Clontarf, Dublin 3

DNG are delighted to present for sale Apt. 4 Glaslynn, a fine two-bedroom ground floor apartment set in a secure gated development conveniently situated off the Howth Road in Clontarf. Glaslynn offers residents peacefulness and tranquility with its well-maintained communal grounds, while being only minutes from Clontarf Village and promenade.

This well maintained apartment is presented in good decorative order throughout and offers generous room sizes.

The accommodation briefly comprises of entrance hall which leads you to a large living/dining room with a door out to the large decked area. Attached to the living/dining area is a generous fully equipped kitchen. There are two double bedrooms with en suite off the master, a utility/storage room and bathroom. There is a designated secure underground parking space.

The area is served by excellent public transport network with Clontarf Road DART close by and a number of bus routes including the popular number 4, 29 and 31 bus routes making access to the city easy and efficient. Dublin Airport, the M1 and M50 all within easy reach.

Viewing is highly recommended to appreciate this wonderful property.

*The new owner will become a member of the Owners Management Company. The owner will have to pay an Annual Service charge, which may increase once warranties expire. The owner may have to pay into a sinking fund to cover future major maintenance and repairs to the common areas.*

## Accommodation

Entrance Hallway - 5.27m x 1.25m  
Laminate wood flooring, storage cupboard off.

Living/Dining Room -  
4.91m x 4.27m  
Laminate wood flooring, fireplace, coving, door to decked area.

Kitchen - 3.0m x 2.6m  
Laminate wood flooring, fully fitted solid maple kitchen with granite worktops, coving.

Utility Room - 2.33m x 1.37m  
Linoleum flooring, built in units, plumbed for washing machine.

Bedroom 1 - 3.64m x 3.13m  
Laminate wood flooring, built in wardrobes, coving.

En Suite - 2.37m x 1.84m  
Linoleum flooring, tiled walls, wc, whb, bath.

Bedroom 2 - 3.17m x 3.08m  
Laminate wood flooring, built in wardrobes, coving.

Bathroom - 1.7m x 1.64m  
Linoleum flooring, tiled walls, wc, whb, shower.

Outside Decked Area  
Overlooks the communal garden and mature trees.

## Features

- Intercom
- GFCH
- Secure designated parking space
- Electric gates on development
- Walking distance to Clontarf promenade and DART station
- Annual service charge approx. €2,000 P.A.

BER: E1  
BER No. 101637486  
EPI: 338.36 kWh/m<sup>2</sup>/yr



View By Appointment  
Asking Price €370,000

## DNG Fairview

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**Negotiator:** Wayne O'Brien

PSL 002049

dng.ie

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For independent mortgage advice contact GMC Mortgages, call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).

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