



## 26 Danesfort Road

Clontarf,

Dublin 3, D03 RE15.

BER

**COLDWELL  
BANKER** 

**ESTATES**

**Coastal Views**

**Adjacent to Clontarf Village**

**Balcony off Living Room**

**Secure Car Parking**

**Positioned in a Quiet Cul-de-sac**

**Landscaped Grounds**



# 26 Danesfort Road, Clontarf, Dublin 3.

*Karen Mulvaney of Coldwell Banker Estates is delighted to present to the market, this spacious 2 bedroom duplex apartment, a rare opportunity to acquire a Clontarf property with beautiful panoramic sea views of the coastline. The accommodation is truly stunning and finished to the highest standard with the finest quality fixtures and fittings. It is excellently maintained and has communal gardens with water features., secure communal car parking, communal refuse store, bicycle rack and a clothes drying area.*

*It is located just 5 kilometres from Dublin city centre, with all the charm and character that this seaside suburb has to offer, yet within minutes walk of Clontarf village with all its shops, restaurants, coffee shops, boutiques and bars. Bull Island and St Annes Park are a short stroll. National & secondary schools, bus stops and Dart services are only minutes walk providing easy access to the city centre, IFSC, East Point Business Park.*

## **Viewing recommended**

### **Accommodation**

#### **Ground Floor**

#### **Covered Porch**

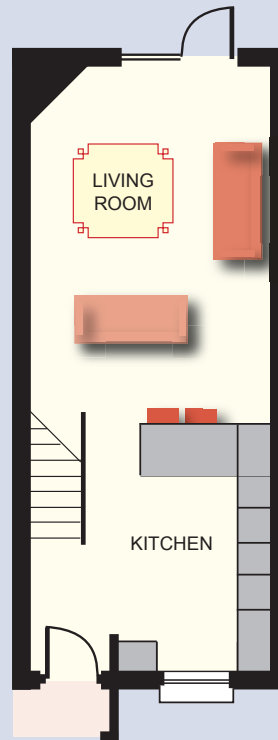
**Living Room** – 5.34m x 3.60m

A light filled room with an elegant fireplace, glass door to the south facing balcony with stunning views over the bay and to the city.

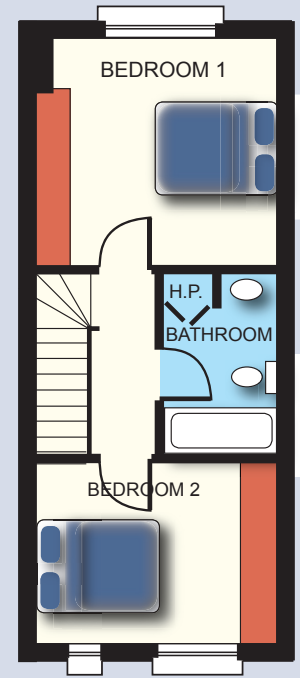
**Kitchen** – 3.70m x 3.60m

A modern kitchen with ample wall & floor units, a laminate floor, a breakfast bar and recessed ceiling lighting.





**Ground Floor**



**First Floor**

FLOOR PLANS (Not to Scale)

## Accommodation Continued

### First Floor

#### Bedroom 1 – 3.60m x 3.39m

A double bedroom with built in wardrobes and carpet flooring.

#### Bedroom 2 – 3.60m x 2.72m

Double bedroom with built in wardrobes and carpet flooring.

#### Bathroom – 2.87m x 1.68m

A beautiful bathroom, fully tiled and with a bath/shower, vanity unit & w.h.b.

### Outside:

The property is accessed from Castle Avenue through electronically operated entrance gates to landscaped grounds with private car parking.

There is a balcony off the living room with stunning views over the bay and to the city.



**Floor Area:**  
Approx.  
65 m<sup>2</sup> - (700 ft<sup>2</sup>)







# ESTATES

**28 Lower Leeson Street, Dublin 2.**

**PHONE: (01) 411 0012**

**email: [karen@coldwellbanker.ie](mailto:karen@coldwellbanker.ie)**

**web: [www.coldwellbanker.ie](http://www.coldwellbanker.ie)**

**PSR Licence No.: 002120**

**Asking Price:** €595,000

**Viewings:** Strictly by appointment with the sole agents.

**Negotiator:** Karen Mulvaney (087) 667 1986.

**“Each Office is Independently Owned and Operated”**

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