



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

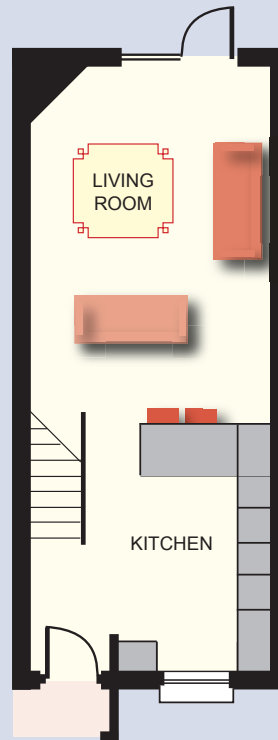
Living Room – 5.34m x 3.60m

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.

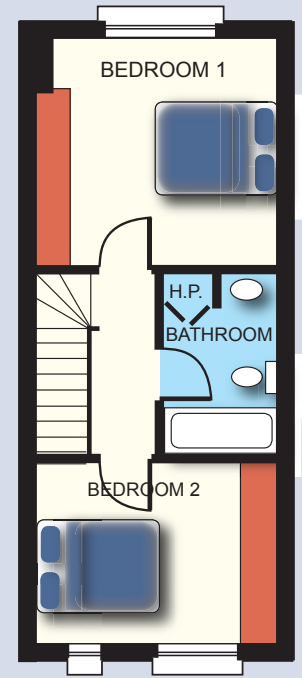
Kitchen – 3.70m x 3.60m

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 m² - (700 ft²)





ESTATES

28 Lower Leeson Street, Dublin 2.

PHONE: (01) 411 0012

email: karen@coldwellbanker.ie

web: www.coldwellbanker.ie

PSR Licence No.: 002120

Viewings: Strictly by appointment with the sole agents.

Negotiator: Karen Mulvaney (087) 667 1986.

“Each Office is Independently Owned and Operated”

Whilst all reasonable care has been taken in preparing this brochure this firm shall not be held responsible for any inaccuracy to any of the particulars, photographs or description relating to any property or properties referred to and shall not be liable for any expense that may be incurred by any party investigating, researching or viewing any such property and which that party may determine to be unsuitable or which may have been let, sold, withdrawn or no longer available for disposal. Interested parties are advised to make an appointment directly with us to view the property and to establish with us that the property is still on the market with us as agents before they incur any pre bid costs. We ask you to note that we have no authority to bind the vendor or the landlord in contract and no contract shall exist or be deemed to exist until a formal contract or lease as prepared by the Vendor or Landlord or the Vendor's or Landlord's solicitor has been formally executed by the Vendor or Landlord or their appointed legal agent. These particulars do not constitute any part of an offer or contract. All statements contained in these particulars, as to this property, are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The particulars, various plans, photographs, dimensions, references to condition and permission for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or mis-description shall be a ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. No one in our employment has the authority to make or give any representation or warranty whatever in relation to the property. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.