



## 1 Victoria Villas, Clontarf, Dublin 3

105 sq.m

**DNG Fairview**  
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**Negotiator:**  
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PSL 002049



For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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# 1 Victoria Villas, Clontarf, Dublin 3

DNG are delighted to represent the sale of 1 Victoria Villas, Clontarf, a very handsome Victorian red-brick period family home built c. 1900 and tucked away off the Malahide and Howth Roads. This attractive end of terrace property enters the market in excellent condition throughout and benefits from a shared side and rear vehicular laneway. With numerous original features intact and generous floor to ceiling heights throughout, this classic property will make an ideal family home.

The accommodation extends to a total floor area of approx. 1,130 sq. ft. and comprises entrance hallway, front living room with a large bay, dining room, kitchen, a spacious landing area with three bedrooms off, a bathroom and utility area. To the rear is a mature west facing garden with side pedestrian access and well stocked with trees and shrubs.

Victoria Villas is a picturesque cul de sac of 28 period terraced homes conveniently situated just off both the Malahide and Howth Road in Clontarf. This sought-after neighbourhood enjoys excellent transport links in and out of the city centre with a choice of DART and bus services on its doorstep. Clontarf's excellent range of amenities are all within easy reach, including the seafront promenade, St Annes Park and Fairview Park, shops, restaurants and excellent sporting facilities. The area has a wide selection of highly-regarded primary and secondary schools.

## Accommodation

Entrance Hallway - 7.39m x 1.48m

Original tongue and groove flooring, feature archway, decorative coving and centrepiece, understairs storage.

Living Room - 4.72m x 3.82m

Original tongue and groove flooring, feature fireplace with tiled inset, original coving and centrepiece, bay window, double doors to dining room.

Dining Room - 3.83m x 3.51m

Laminate wood flooring, feature fireplace with cast-iron and tiled inset.

Kitchen - 3.04m x 2.21m

Laminate wood flooring, fully fitted cream kitchen, door to rear garden.

Bathroom - 1.74m x 2.21m

On first floor return, tiled floor and bath surround, wc, whb, bath with overhead shower.

Utility Area : 2.23 x 1.17

Tiled floor, built in hot-press and gas burner, plumbed for washing machine.

Landing - 2.78m x 1.65m

Carpeted.

Bedroom 1 - 3.78m x 3.5m

Carpeted, original cast-iron fireplace with tiled inset.

Bedroom 2 - 3.85m x 3.04m

Carpeted, original cast-iron fireplace with tiled inset.

Bedroom 3 - 2.58m x 2.1m

Carpeted.

Gardens -

Mature west facing rear garden, not overlooked with colourful borders of flowers and shrubs. Door to side laneway.

BER: E1

BER No. 100734920

Energy Performance Indicator: 338.76 kWh/m<sup>2</sup>/yr

## Features

- Double glazed uPVC windows.
- Gas fired central heating.
- Attractive red-brick facade with large bay.
- West facing rear garden, not overlooked.
- Quiet residential cul de sac off Charlemont Road.
- Shared side and rear vehicular laneway.
- Generous floor to ceiling heights on both levels.

View By Appointment

Asking Price: €575,000

