



4 NEWBURY GROVE, CLONSHAUGH, DUBLIN 17

SPACIOUS 3 BED SEMI-DETACHED FAMILY HOME

BER D2

REA
GRIMES

FOR SALE BY PRIVATE TREATY

4 Newbury Grove, Clonsaugh, Dublin 17

SPECIAL FEATURES

- Spacious 3 bed semi-detached family home
- Approx. 87 sq m / 936 sq ft • Side access to private rear garden of approx. 42 ft • Convenient location

DESCRIPTION

REA Grimes take great pleasure in bringing to the market this family home. No. 4 is a well-maintained 3 bed semi-detached property and comes to the market in excellent condition having been fully renovated in recent years. This is a great opportunity to acquire a fantastic family home in a convenient location.

No. 4 is a deceptively spacious family home measuring approximately 87 sq m / 936 sq ft. Accommodation briefly comprises of an entrance hall, living room and kitchen / dining room all located downstairs. Upstairs there are three bedrooms and a family bathroom. To the rear there is a garden of approx. 42 ft laid in lawn and patio and to the front is a driveway for off-street parking.

Situated in Clonsaugh, a mature and settled area, the location is excellent with every local amenities on its doorstep including shops, schools, DCU, M50, M1 and Dublin Airport. Dublin City University is less than a ten-minute drive away and Dublin Airport and City Centre are both within a 10-minute drive from the property. The area enjoys excellent transport links with the surrounding country via the nearby M50 and M1 motorways and access to the Port Tunnel is a mere stone's throw from the property. The immediate area is also well-served by numerous bus routes.



ACCOMMODATION

Entrance Hall:

Accessed via porch, hallway with wooden flooring and understairs storage

Living Room:

Located to the front of the property, large room with wooden flooring and double doors to:

Kitchen / Dining Room:

Large, bright room overlooking the rear with tiled flooring and ample dining space. Kitchen fitted with an array of wall and floor units. Fridge/freezer, washing machine, dryer, dishwasher, double oven and hob. Sliding doors to rear garden

Bedroom 1:

Large double bedroom to the front of the house with built-in wardrobes and wooden flooring

Bedroom 2:

Double bedroom overlooking the rear garden

Bedroom 3:

Single bedroom overlooking the front garden

Bathroom:

Fully tiled with WC, wash hand basin, bath with shower attachment



OUTSIDE

To the front is a paved driveway providing ample off-street parking. To the rear is a garden laid in lawn and patio with a block built shed

SERVICES

- Gas fired central heating
- Off-street parking

BER DETAILS

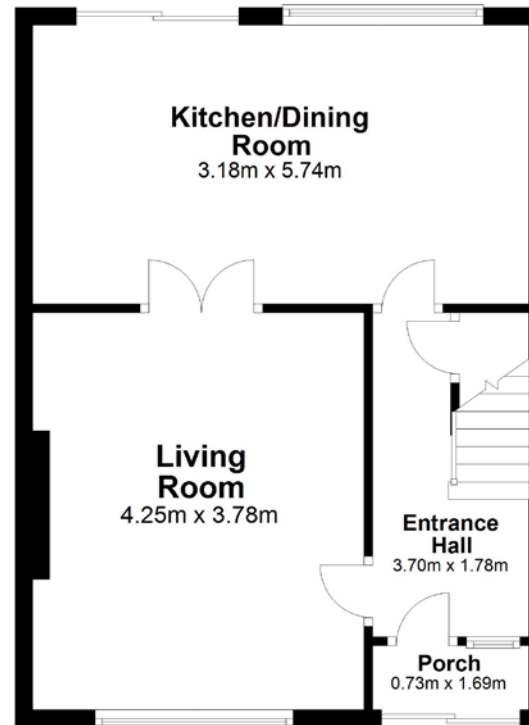
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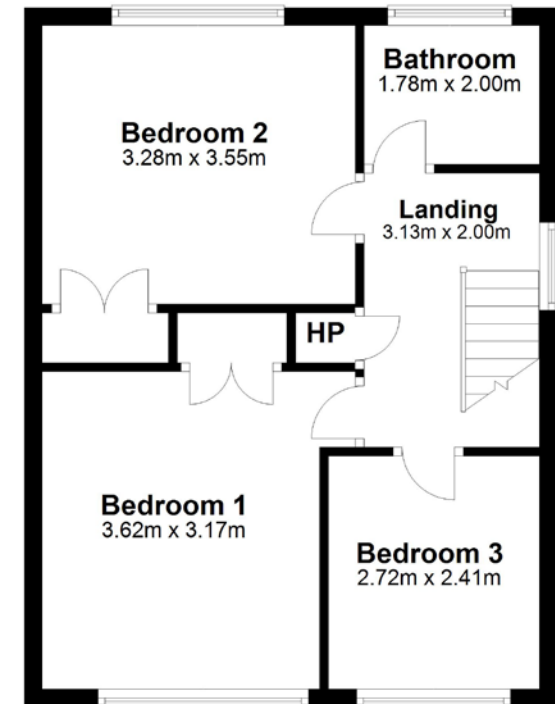
Energy Performance Indicator: 286.53 kWh/m²/yr



Ground Floor



First Floor



FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE.
Plan produced using PlanUp.



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