



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, Clonshaugh, 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 Clonshaugh, 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

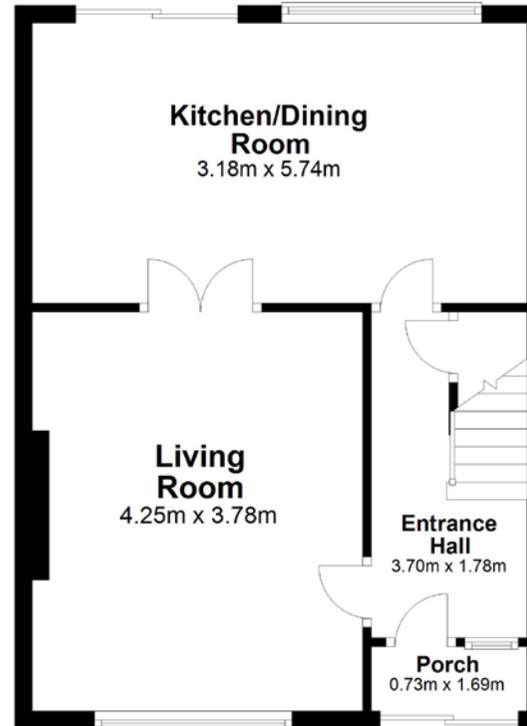
BER: D2

BER No: 101834604

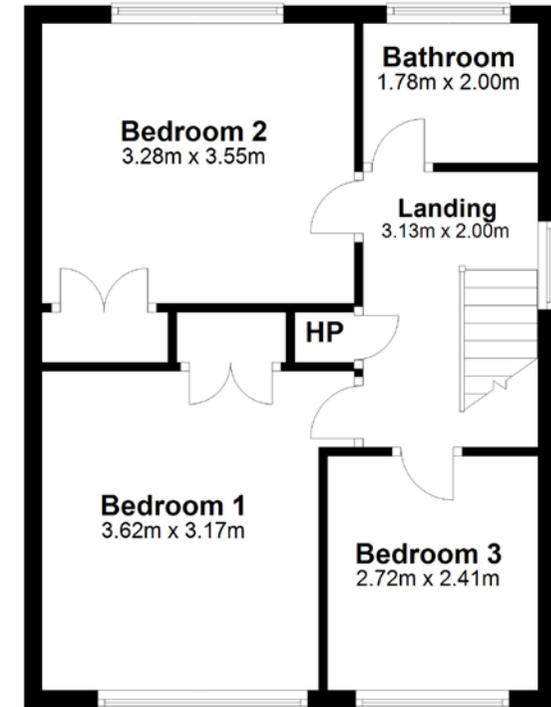
Energy Performance Indicator: 286.53 kWh/m²/yr



Ground Floor



First Floor



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



REA Grimes

192 Clontarf Road, Dublin, 3

Ph: +353 (0) 1 853 0630

PRSA 001417

Important Notice: REA Grimes and the Vendor/Lessor give notice that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither REA Grimes nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither REA Grimes nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. This brochure is issued by REA Grimes on the understanding that any negotiations relating to the property are conducted through it.

Brochure Designed & Printed by Doggett Group