



32 Charlemont Road, Clontarf, Dublin 3, D03 CR90

140 sq.m

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

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## 32 Charlemont Road, Clontarf, Dublin 3, D03 CR90

DNG are proud to present 32 Charlemont Road, Clontarf, an attractive red-brick period home with spacious side garage and development potential to the rear off Crescent Place. This stunning home boasts an array of well maintained original features including moulded "egg and dart" coving, decorative ceiling roses, fireplaces and doors. This deceptively spacious home has generous floor to ceiling heights on both levels and an amazing 145 ft. long South West facing rear garden with a selection of outsheds and a substantial rear garage with vehicular access off Crescent Place, Clontarf.

The accommodation extends to a total floor area of 1,507 sq. ft. (excl. side garage) and comprises porch, entrance hallway, living room, dining room, lounge, kitchen/breakfast room, spacious side garage and 3 outsheds on ground floor level. Upstairs, first floor accommodates 4 bedrooms and a bathroom.

Charlemont Road is a mature neighbourhood of period red-brick homes situated between the Howth Road and Malahide Road, 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 has an excellent range of amenities 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 - 1.79m x 6.89m

Carpeted, original archway and egg & dart moulded coving, under stairs storage.

Living Room - 3.95m x 4.47m

Carpeted, original fireplace with cast iron/tiled inset, decorative coving and centre piece, bay window.

Dining Room - 3.65m x 3.55m

Carpeted, original fireplace with cast iron/tiled inset, coving and centre piece.

Lounge - 3.17m x 4.23m

Carpeted, feature marble fireplace.

Kitchen/Breakfast Room - 2.43m x 4.03m

Carpet and linoleum flooring, built in kitchen units, tiled walls.

Side garage/stores - 10.1m x 4.2m

Concrete floors, divided into 3 workrooms (utility and storage) and a large front garage with doors to Charlemont Road.

Landing - 1.8m x 3.62m

Carpeted, velux window.

Bedroom 4 - 3.23m x 3.2m

Carpeted, built in wardrobe.

Bathroom - 1.93m x 1.65m

Carpeted, wc, wash hand basin, bath overhead shower.

Bedroom 2 - 3.73m x 3.61m

Carpeted, built in wardrobes.

Bedroom 1 - 3.33m x 3.62m

Carpeted, free standing wardrobes.

Bedroom 3 - 3.55m x 2.13m

Carpeted, free standing wardrobes.

Garden -

South west facing 145 ft. long rear garden with large lawned area, outsheds and spacious workshop with vehicular access onto Crescent Place. Neighbouring properties have developed one off housing along Crescent place, there is definite potential to build a one off house subject to planning permission.

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Energy Performance Indicator: 455.9 kWh/m<sup>2</sup>/yr

### Features

- Gas fired central heating.
- Double glazed uPVC windows.
- Attractive red-brick facade.
- Numerous original features intact.
- Huge scope to construct a second dwelling off Crescent Place (s.p.p.)
- Large side garage suitable for conversion.
- Rear workshop with vehicular access off Crescent Place.

View By Appointment

Asking Price: €800,000

