



GROUND FLOOR 87.40 sq. m.
(940.81 sq. ft.)



1ST FLOOR 65.05 sq. m.
(700.15 sq. ft.)



2ND FLOOR 37.04 sq. m.
(398.71 sq. ft.)



399 Clontarf Road, Clontarf, Dublin 3

194 sq.m

BER E2

DNG Fairview
2 Malahide Road, Fairview, Dublin 3
T: 01 8331802 | E: fairview@dng.ie

Negotiator:
Catherine Seagrave
Mark Stafford
PSL 002049



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

Messrs. Douglas Newman Good for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Douglas Newman Good has any authority to make or give representation or warranty whatever in relation to this development.



399 Clontarf Road, Clontarf, Dublin 3

DNG is pleased to introduce 399 Clontarf Road to the open market - a charming and attractive late Victorian five-bedroom semi-detached property with uninterrupted sea views to the front. The house is one of nine original houses, superbly located on the seafront, this is one of Clontarf's most sought-after residential roads.

Beyond the distinctive rendered façade lies a warm and inviting home, which has been lovingly maintained over the years and a happy home for many years by the current owners. High ceilings, generous room proportions, elegant reception rooms and well-proportioned bedrooms are further complemented by the private garden with side access. Internally the two reception rooms have elegant proportions and are flooded with natural light perfect for entertaining yet cosy for everyday living.

A spacious kitchen leads to a family room at the rear with a downstairs shower room completing the downstairs accommodation. On the first and second floor there are three bedrooms (master including a guest room with ensuite) and a family bathroom. On the top floor there are an additional two original bedrooms. Overall, this is handsome residence providing well-appointed accommodation with the added bonus of a landscaped front driveway with side access leading to a private rear garden.

This is a prime residential location situated on the Clontarf promenade with superb amenities close by including a wide variety of primary and secondary schools. A few minutes away from local shops and eateries it is also only a short walk of the main village which is filled with a variety of bustling cafes, restaurants, boutique and speciality shops.

Accommodation

Front Porch
Tiled floor

Entrance Hall - 6.64m x 1.82m
Under stair storage, centre rose, ceiling coving.

Living Room - 4.73m x 4.02m
Bay window, tv point, stone feature fire place, semi solid floor.

Dining Room - 4.8m x 3.72m
Ceiling coving, centre rose, wooden floor, double doors to garden.

Kitchen - 4.56m x 3.07m
Tiled floor, kitchen units with tiled splashback.

Shower room - 1.84m x 1.82m
Tiled floor, partly tiled walls, wc, whb, triton shower

Family Room - 6.24m x 2.89m
Good size room with access to the garden

First Floor return -

Family Bathroom - 1.59m x 2.09m
Tiled floor, partly tiled floor, wc, whb, bath.

Bedroom 3 - 5.07m x 3.08m
With whb, overlooks the garden.

First Floor -

Landing - 5.38m x 1.81m
With built in storage and sea views

Bedroom 2 - 3.79m x 4.7m
Double bedroom with built in wardrobes, centre rose.

Ensuite - 1.07m x 2.38m
Tiled walls and floor, triton shower, wc, whb.

Bedroom 1 - 3.93m x 4.69m
Double bedroom with built in wardrobes and sea views.

Second Floor -

Landing - 4.2m x 1.91m
Built in storage.

Bedroom 4: - 3.4m x 3.83m
Original room with pitch ceiling.

Bedroom 5 - 4.37m x 3.82m
Original room with pith ceiling and sea views.

BER: E2
BER No. 111296505
Energy Performance Indicator: 360.08 kWh/m²/yr

Features

- Sea views
- Double glazed windows
- OFCH
- Many original period features

View By Appointment

Asking Price: €825,000

