



50 CASTLE GROVE, CLONTARF, DUBLIN 3

BRIGHT AND SPACIOUS 2 BED DETACHED BUNGALOW

BER C1



FOR SALE BY PRIVATE TREATY

50 Castle Grove, Clontarf, Dublin 3

SPECIAL FEATURES

- Bright and spacious 2 bed detached bungalow
- Approx. 95.4 sq m / 1,026 sq ft
- Marble flooring with underfloor heating throughout
- Private south west facing rear garden
- Convenient and highly sought-after location
- FPP granted in June 2019 for a single storey extension that could incorporate an additional bedroom

DESCRIPTION

REA Grimes take great pleasure in bringing to the market this fine home in this most desirable of locations. Built in 2011, No. 50 Castle Grove is a spacious 2 bed detached bungalow and comes to the market in turn-key condition with full planning permission for an additional bedroom also. This is a great opportunity to acquire a property in the much sought-after suburb of Clontarf.

No. 50 is a deceptively spacious home measuring approximately 95.4 sq m / 1,026 sq ft. Set beyond electronic gates, the property is well laid out and there is a wonderful sense of space as one walks through the house. Accommodation briefly comprises of an entrance hall, open plan living / kitchen / dining, two bedrooms, en suite bathroom and a main bathroom with marble flooring throughout. The large south west facing rear garden is laid in decking with decorative stone and mature planting.

Situated on Castle Grove, a mature and settled area, the location is second to none. Clontarf Promenade is approximately a 10 minute walk and Clontarf and Killester Village, with their excellent selection of restaurants and boutiques, are also within walking distance. The area is well serviced by public transport - there are quality bus corridors operating along the Clontarf Road and Howth Road providing efficient links to the City Centre; both Clontarf Road and Killester DART stations are within walking distance. In addition to this, there are an abundance of excellent schools and sporting facilities in the immediate vicinity as well as St. Anne's Park, Dollymount Strand and Clontarf Castle Hotel.



ACCOMMODATION

Entrance Hall:

Bright hallway with marble flooring and underfloor heating

Bedroom 1:

Large bedroom to the rear of the house with Sliderobe wardrobes, marble flooring and access to en suite bathroom

Bedroom 2:

Large double bedroom with marble flooring and access to en suite bathroom

En Suite:

With WC, wash hand basin with storage and walk-in shower. Access to large storage room

Bathroom:

Marble flooring and partly tiled surround with WC, wash hand basin with storage, and free standing bath

Living / Dining / Kitchen:

Bright and private open plan room with ample living and dining space and double doors to the front. Kitchen is fitted with an array of wall-to-floor units with integrated fridge / freezer, oven, gas hob, extractor fan, microwave and dishwasher. Sliding doors to the rear garden



OUTSIDE:

Large landscaped rear garden laid in decking, decorative stone and plenty of mature planting. To the front is a small driveway with off-street parking for 1 car and a patio area to the side.

SERVICES:

- Gas Fired Central Heating
- Off-street parking behind electronic gates
- Underfloor heating with thermostat in each room

BER DETAILS:

BER: C1

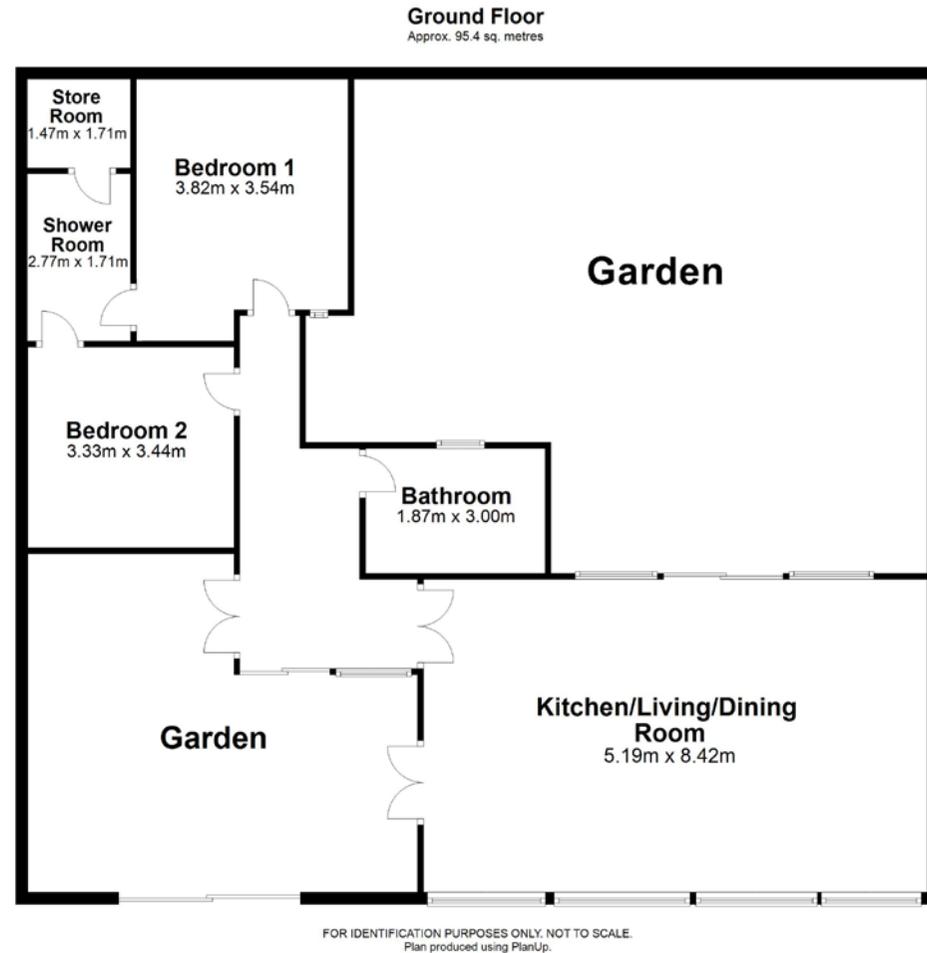
BER No.: 113887533

Energy Performance Indicator: 168.47 kWh/2/yr



FLOOR PLANS

For identification purposes only. Not to scale.



REA Grimes

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