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70 Dollymount Avenue, Clontarf, Dublin 3, D03 KD57

151 sq.m

BER E2





## 70 Dollymount Avenue, Clontarf, Dublin 3, D03 KD57

DNG are privileged to represent the sale of 70 Dollymount Avenue, Clontarf, an attractive red-brick 1930's built 4/5 bedroom family home situated on an elevated secluded site. This bright and airy property provides generous room sizes ideal for the growing family and boasts an amazing 100 ft. long mature, private rear garden with vehicular access. Whilst in need of modernisation, with a little architectural redesign this superb property could be transformed into a substantial family home in an enviable location.

The accommodation extends to a total floor area of approx. 1,625 sq. ft. and comprises entrance hallway, living room, dining room, conservatory, breakfast room, kitchen, playroom/downstairs bedroom, and shower room on ground floor level. Upstairs, first floor accommodates 4 bedrooms, bathroom, separate wc with an attic room at second floor level.

The position of the house is sure to appeal to families, elevated above the road and within minutes of the Coast Road and St Anne's Park. 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

Entrance Hallway - 2.2m x 4.68m

Laminate wood flooring, understairs storage.

Living Room - 4.06m x 4.82m

Carpeted, tiled fireplace, internal sliding doors to dining room.

Dining Room - 3.9m x 4.02m

Laminate wood flooring, french doors to conservatory, tiled fireplace.

Conservatory - 2.57m x 3.27m

Laminate wood flooring, french doors to rear garden.

Breakfast Room - 2.73m x 3.94m

Laminate wood flooring, understairs storage cupboard.

Kitchen - 2.25m x 2.6m

Laminate wood flooring, built in units, tiled splashback, door to rear garden.

Play Room/Bedroom 5 - 1.89m x 2.48m

Carpeted.

Shower Room - 1.82m x 1.84m

Fully tiled, wc, whb, electric shower.

Landing - 3.49m x 2.6m

Carpeted.

Bedroom 1 - 4.0m x 3.45m

Carpeted, built in wardrobes.

Bedroom 2 - 3.7m x 4.1m

Original tongue and groove flooring.

Bedroom 3 - 2.54m x 2.61m

Carpeted.

Bedroom 4 - 2.83m x 1.78m

Carpeted, built in wardrobe.

Bathroom - 1.86m x 1.48m

Bath with overhead shower, whb.

Separate WC -

Attic Room - 3.7m x 5.66m

Carpeted.

Gardens -

Raised front garden, walled in with lawned area.

The rear garden measures 100 ft. long approx. with a large lawned area, mature trees and colourful flower beds and shrubbery. Rear vehicular access.

BER;E2

BER No.112680590

Energy Performance Indicator: 356.11 kWh/m<sup>2</sup>/yr

### Features

- Double/single glazed windows.
- Gas fired central heating.
- Attractive full red-brick facade.
- Stunning 100 ft. long rear garden with vehicular access.
- Elevated site providing total seclusion both front and rear.
- Within a stones throw of the seafront promenade.



View By Appointment

Asking Price: €825,000

