

owenreilly

FOR SALE BY PRIVATE TREATY



28 ST. JAMES'S AVENUE,
OFF CLONLIFFE ROAD,
DUBLIN 3.



DESCRIPTION

A very attractive, end of terrace, period, red brick house ideally located off Clonliffe Road adjacent to iconic Croke Park. Presented in turn-key condition, this property is ideal for the first time buyer or investor alike being just a short walk from the Docklands and Dublin city centre and served by numerous transport links. To rear there is a very generous, west facing garden (approx. 12m in length) with vehicular access and offering obvious potential. The spacious accommodation with high ceilings briefly comprises entrance hall, living room, kitchen, three bedrooms (master en suite) and bathroom. Must be viewed to be appreciated.



LOCATION

St. James's Avenue is located off Clonliffe Road adjacent to Croke Park. The location could not be better with the IFSC, Dublin city centre and the Mater Hospital all within walking distance. Nearby colleges include St. Patrick's College, Dublin City University and Trinity College Dublin. Dublin International Airport is a short drive away. The main thoroughfare at Drumcondra provides shops, restaurants, bars and coffee shops. Recreational amenities include Croke Park, Griffith Park and walks along the Royal Canal. Transport links are provided by Drumcondra train station and Dublin Bus.



SPECIAL FEATURES

- High ceilings throughout
- Large west facing garden to rear with vehicular access
- Gas fired heating
- On street car parking
- Close to Drumcondra train station and served by Dublin Bus
- Within walking distance of IFSC, Dublin city centre and Mater Hospital
- Near to St. Patrick's College, Dublin City University and Trinity College Dublin
- A short drive from Dublin International Airport



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ACCOMMODATION

Entrance hall (7.17m x 1.22m) Inviting entrance hallway with laminate flooring.

Living room (4.34m x 3.36m) High ceilings, feature fireplace and laminate flooring.

Bedroom 1 (3.32m x 3.11m) Double with laminate flooring.

Bathroom (2.35m x 1.00m) Tiled floor, WC, WHB and shower cubicle.

Kitchen (3.38m x 3.33m) Laminate floor, range of wall and floor units, integrated oven, hob, extractor fan and plumbing for washing machine. Door to rear garden.

Master bedroom (4.22m x 4.00m including en suite) Double with laminate flooring, built-in wardrobes, en suite.

Bedroom 3 (3.40m x 3.40m) Double with laminate flooring.



VIEWING

By appointment

NEGOTIATORS

Owen Reilly &
Emer Costello

FLOOR AREA

c. 80 sq. m.

BER RATING

G



Everything we touch turns to...

ALL ENQUIRIES

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Portobello, Dublin 8**

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