



17 ST ANNE'S TERRACE, RAHENY, DUBLIN 5

SUBSTANTIAL 5 BED FAMILY HOME IN AN IDEAL LOCATION

BER C2

**REA
GRIMES**

FOR SALE BY PRIVATE TREATY

17 St Anne's Terrace, Raheny, Dublin 5

SPECIAL FEATURES

- Substantial 5 bed family home • Approx. 148 sq m / 1,593 sq ft • Quiet and established area • Convenient and sought-after location • Approx. 3 minutes' walk to St. Anne's Park • Approx. 9 minutes' walk to Raheny DART station

DESCRIPTION

REA Grimes are thrilled to present 17 St. Anne's Terrace to the market, a bright and charming 5 bed family home in this sought-after area. This lovely home was built in the 1950's and is sure to appeal to a discerning purchaser looking to find a delightful family home. The location is second to none and all amenities a family could want are within walking distance. Rarely does such a fine property in this excellent location become available.

The bright accommodation extends to approx. 148 sq m / 1,593 sq ft. Built in the 1950's, the original property consisted of an entrance hall, kitchen and interconnecting reception rooms downstairs, with 3 bedrooms and a family bathroom upstairs. In 2002 the property was extended to provide for additional living space, an office and bathroom on ground floor level, and 2 further bedrooms and a shower room upstairs. The property further benefits from front and rear gardens, with the rear garden measuring approx. 65 ft by 30 ft at its widest points. This fantastic family home has been well loved by its current owners and has been presented in excellent condition throughout. It has been well maintained over the years with double doors to the garden being installed in 2018, the boiler replaced in 2017, and the windows being upgraded withing the last 10 years.

Situated in this fantastic location just a stones' throw from Raheny village centre, the location couldn't be better. St. Anne's Park with its numerous amenities is only a 3-minute walk from the property, and Clontarf promenade / coastal walkway and cycle path are within walking distance as is North Bull Island. There is an excellent choice of both primary and secondary schools in the vicinity. The area is well serviced by excellent transport links, with Raheny DART station being approx. a 9 minute walk, and there is also a quality bus corridor on the Howth Road providing an efficient link to the City Centre and beyond. The M50 / M1 and Dublin Airport are also within a short drive.



ACCOMMODATION

Entrance Hall:

A storm porch leads to the bright and welcoming entrance hall, complete with laminate wooden floor and under stairs storage

Dining Room:

Large bright room overlooking the front garden, complete with laminate wooden flooring, with double doors leading directly into the living room

Living Room:

Following on from the dining room, this bright room overlooks the private rear garden and is complete with laminate wooden flooring and an open fire with wooden and granite surround and granite hearth. There are newly installed double doors leading to the garden

Kitchen:

With tiled floor and tiled splashback, and a range of built-in kitchen units at eye and counter level, the back door leads into the garden

Bedroom 1:

Large double bedroom overlooking the front garden, with original fireplace

Bedroom 2:

Large bright double bedroom overlooking the rear garden, with original fireplace

Bedroom 3:

Generous single bedroom overlooking the front garden, with built-in storage

Family Bathroom:

Fully tiled bathroom with wash hand basin, WC, bath, and electric shower

Extension: Kitchen / Living / Dining Room:

Large open plan room with wooden floors, and a range of built-in units at eye and counter level

Home Office:

Overlooking the rear garden and complete with wooden floors, this room would make a perfect home office, study, or playroom

Bathroom:

With part tiled walls, wash hand basin, WC, and bath with shower attachment

Bedroom 4:

Large bright bedroom overlooking the front garden

Bedroom 5:

Large double bedroom overlooking the rear garden, complete with solid wood floor

Shower Room:

With electric shower, wash hand basin and WC.



OUTSIDE:

To the front is a grassed lawn with mature planting. To the rear is a large private garden laid out in lawn with a shrubbery border, and complimented by a raised wooden patio area – perfect for dining al fresco.

SERVICES:

- Gas fired central heating
- Double glazed windows throughout
- Gardens to front and rear

BER DETAILS:

BER: C2

BER No.: 113081434

Energy Performance Indicator: 183.39 kWh/m2/yr



FLOOR PLANS

For identification purposes only. Not to scale.



FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE.
Plan produced using PlanUp.



REA Grimes

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