



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

40 St Nessans Terrace , Howth, County Dublin

68 sq.m

DNG Fairview
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Negotiator:
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DNG
DOUGLAS NEWMAN GOOD

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

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DNG
DOUGLAS NEWMAN GOOD

40 St Nessans Terrace , Howth, County Dublin

DNG are delighted to represent the sale of 40 St. Nessans Terrace, Howth, a charming 3 bedroom end of terrace home ripe for renovation. This spacious property has a large rear extension, offers huge scope to further extend and boasts spectacular view across both Irelands Eye and Lambay Island. Situated at the end of a quiet cul de sac, this unique property provides the ideal opportunity to create a substantial family sized home and will be of special interest to builders and parties looking to design and build their own home.

The accommodation extends to a total floor area of c. 732 sq. ft. and comprises entrance hallway, living room and kitchen/ dining room to the rear, 3 bedrooms (2 doubles and a single) and bathroom.

No. 40 is located just off Tucketts Lane in the heart of Howth Village. Every conceivable amenity is available on the doorstep including an abundance of local shops, schools, restaurants, pubs, cafes, boutiques, recreational facilities, beaches and transport services. The Dart station is also within 10 minutes walk away and one can enjoy breathtaking walks along the coast, harbour and around the many pathways and cliff walks over the peninsula. Howth is a very special place in which to live with it's own unique world away from the the hussle and bussle of busy traffic and yet only 8 miles away from Dublin city centre.

Accommodation

Entrance Hallway - 5.86m x 1.03m
Carpeted, hot-press.

Living Room - 4.11m x 3.0m
Carpeted, brick fireplace, stunning views of both Irelands Eye and Lambay Island.

Kitchen/Dining Room - 4.07m x 2.93m
Linoleum flooring, fully fitted kitchen units, stunning views of both Irelands Eye and Lambay Island.

Bedroom 1 - 3.43m x 2.75m
Carpeted.

Bedroom 2 - 3.46m x 2.11m
Linoleum flooring.

Bedroom 3 - 3.43m x 2.7m
Carpeted.

Bathroom - 2.22m x 2.01m
Linoleum flooring, wc, whb, bath, velux skylight.

Gardens -
Large c. 60 ft. long rear garden with rear pedestrian access onto Tucketts Lane (vehicular access possible).

BER: G
BER No. 111413241
Energy Performance Indicator: ??? kWh/m²/yr



Features

- Double glazed uPVC windows.
- Gas fired central heating.
- Stunning views of both Irelands Eye and Lambay Island.
- Huge scope to further extend.
- Quiet cul de sac location in the heart of Howth.



View By Appointment

Asking Price: €400,000

