



GROUND FLOOR



1ST FLOOR

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.  
Made with Metropix ©2018

272 Collins Avenue, Beaumont, Dublin 9

150 sq.m

**DNG Fairview**  
2 Malahide Road, Fairview, Dublin 3  
T: 01 8331802 | E: fairview@dng.ie

**Negotiator:**  
Wayne O'Brien  
PSL 002049



DOUGLAS NEWMAN GOOD  
**DNG**

For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).

Messrs. Douglas Newman Good for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Douglas Newman Good has any authority to make or give representation or warranty whatever in relation to this development.



DOUGLAS NEWMAN GOOD  
**DNG**



## 272 Collins Avenue, Beaumont, Dublin 9

DNG are delighted to represent the sale of 272 Collins Avenue, Dublin 9, a substantial 4/5 bedroom semi-detached family home ripe for renovation. The property is in need of modernisation and benefits from a large side extension, attic conversion and very private c. 65 ft. long rear garden. There is generous off-street parking to the front and a side garage suitable for conversion.

The accommodation extends to a total floor area c. 1,615 sq. ft. and comprises porch, entrance hallway, living room, lounge, kitchen/dining room, downstairs wc and side garage on ground floor area. Upstairs, first floor accommodates 4 bedrooms, an office/bedroom 5, bathroom, wc and an converted attic at second floor level.

Collins Avenue is a well established residential area in the most central of locations beside DCU and Beaumont hospital. Public transport (104 & 14 Dublin Bus), excellent schools, churches, restaurants and many sporting/recreational facilities are all within walking distance. Dublin City Centre and Dublin International Airport are approximately 3 miles away. The M1 and M50 Motorways are easily accessed from this location

### Accommodation

Entrance Porch  
Red brick archway.

Entrance Hallway  
Original stain glass front door, tongue and groove flooring.

Living Room  
Tongue and groove flooring, marble fireplace (open fire with back boiler) bay window, sliding glass panel doors to lounge.

Rear Lounge  
Tongue and groove flooring, feature fireplace.

Kitchen /Dining Room  
Extended to rear linoleum flooring, fitted kitchen units, door to rear garden and garage.

Downstairs WC  
WC & WHB.

Landing  
Tongue and groove flooring.

Bedroom 1  
Carpeted, built in wardrobes, bay window.

Bedroom 2  
Carpeted.

Bedroom 3  
Carpeted, built in wardrobes.

Bedroom 4  
Tongue and groove flooring, shower and wash hand basin.

Office/Bedroom 5  
Tongue and groove flooring.

Bathroom  
Bath, wash hand basin, linoleum flooring, tiled walls.

Separate WC  
Linoleum flooring, tiled walls

Converted Attic  
Carpeted, velux sky.

Side Garage -

Garden  
Large front driveway with generous off street parking, mature evergreens.

Private c. 65 ft. long rear garden with mature trees and hedging. .

BER: F  
BER No. 110803814  
Energy Performance Indicator: 411.27 kWh/m<sup>2</sup>/yr

### Features

- Single glazed aluminium windows.
- Gas fired central heating.
- Generous off street parking to the front.
- Private c. 65 ft. Long rear garden with mature trees and hedges.
- Clever attic conversion with skylight.
- Central location along one of the Northsides Premier Roads

View By Appointment

Asking Price: €500,000

