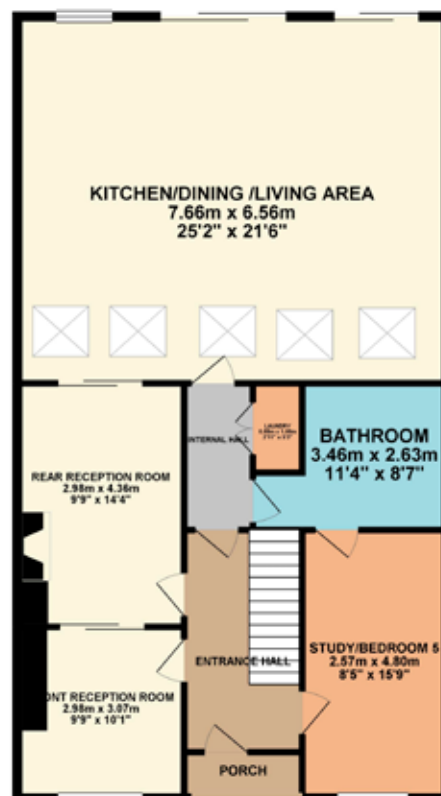
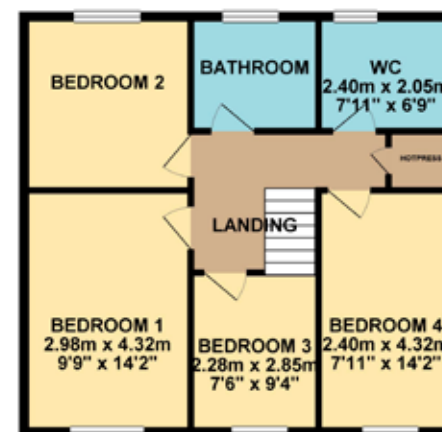




GROUND FLOOR



1ST FLOOR



42 Brian Avenue, Marino, Dublin 3

165 sq.m

DNG Fairview

2 Malahide Road, Fairview, Dublin 3

T: 01 8331802 | E: fairview@dng.ie

Negotiator:

Catherine Seagrave

PSL 002049



DOUGLAS NEWMAN GOOD
DNG

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

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DOUGLAS NEWMAN GOOD
DNG

42 Brian Avenue, Marino, Dublin 3

DNG are delighted to introduce to the market No. 42 Brian Avenue, a stunning 4/5 bed roomed mid-terrace home which has undergone complete refurbishment in recent years carried out to the very highest of standards. Great thought has been given to the design and finishes which has produced a special home with very spacious proportions.

Behind the attractive facade lies a modern, sleek interior design which boasts a spacious and light filled open plan living/dining/kitchen to the rear with sliding doors opening onto a stunning south facing rear garden offering a low maintenance composite decked patio area and an abundance of colourful plants and flowers, providing a tranquil space for some rest and relaxation or 'al fresco' dining. The property benefits from high quality upgrades including a new thermostatically controlled heating system, solid wood internal doors, a stylish Huenna fitted kitchen complete with Neff integrated appliances.

The accommodation extends to a total floor area of c. 1776 sq. ft. and comprises of an entrance hallway, front and rear reception rooms, study/office (suitable for a variety of uses including a bedroom), bathroom, under-stairs utility/cloakroom and to the rear a large extended open plan kitchen/dining/living area. First floor accommodation includes four spacious double bedrooms and two bathrooms. To the front there is a generous driveway providing ample off-street parking.

The location is second to none situated only a stone's throw from Griffith Avenue and beside a host of local amenities. The local area boasts a selection of excellent schools, sports and recreational facilities, local shops, cafes, restaurants, boutiques and transport services run very close by. Clontarf Dart Station, Westwood Gym, Clontarf seafront promenade, M1, M50 and Dublin Airport are all within easy reach and Dublin city centre is a close 2 km distance away.

Accommodation

Entrance Hall - 4.86m x 2.09m

Porcelain tiled floor, recessed lights, alarm panel.

Front Reception Room - 3.05m x 2.99m

Carpet flooring, pendant light, sliding doors to open to a rear reception room.

Rear Reception Room - 4.3m x 3.33m

Carpet flooring, natural stone fireplace with electric stove, pendant light. Double doors open into a large open plan living/dining and kitchen area.

Study/Bedroom 5 - 4.43m x 2.24m

Study room which could also be used as a 5th bedroom. Solid wood floor and pendant light.

Internal Lobby - 2.61m x 1.37m

Porcelain tiled floor with utility area and bathroom off. Utility area is plumbed for a washing machine.

Bathroom/Wet Room - 2.6m x 2.41m

Tiled floor and wall, walk in power shower, chrome towel rail, wc, wash hand basin, recessed lights.

Kitchen/Living/Dining Room - 6.14m x 6.54m

Bright and spacious open plan living/dining and kitchen area with porcelain tiled floor, stylish Huenna fitted kitchen complete with granite worktops, feature island, and integrated Neff appliances including fridge/freezer, hob/oven/fan, dishwasher, oven and combi oven/microwave. Sliding doors open to rear a wonderful rear garden displaying an abundance of colourful flowers.

Landing - 3.52m x 2.11m

Carpet floor, access hatch with a stairs opening into a partially floored attic space.

Bedroom 1 - 4.53m x 3.35m

Double room to front with carpet floor and built in wardrobe and drawer unit

Bedroom 2 - 3.04m x 3.34m

Double room to the rear with carpet flooring, shelves and desk

Bedroom 3 - 2.89m x 2.99m

Double room to the rear with carpet flooring

Bedroom 4 - 2.3m x 2.14m

Double room to the front with carpet floor.

Bathroom - 1.58m x 2.05m

Tiled wall and floor, double size shower cubicle with a power shower, wc and wash hand basin, chrome rail and recessed lights.

WC - 1.6m x 1.52m

Tiled floor and wall, wc, wash hand basin, recessed lights

Garden -

Front; Fully paved front garden with parking for up to 3 cars

Rear; Wonderfully south facing garden with composite wood decked area and an array of stunning plants and flowers. Fenced walls, water butt and a gravelled area to back of garden with a greenhouse.

BER: C1

BER No. 112467030

Energy Performance Indicator: 169.81 kWh/m²/yr



Features

- 4 BED END OF TERRACE HOME
- STUNNING SOUTH FACING REAR GARDEN
- CONVENIENT LOCATION CLOSE TO THE CITY CENTRE AND A WIDE RANGE OF LOCAL AMENITIES
- FULLY REFURBISHED AND EXTENDED 2007/2008
- DOUBLE GLAZED WINDOWS THROUGHOUT
- ZONED GAS FIRED CENTRAL HEATING SYSTEM WITH A GLOWWORM FLEXICOM BOILER
- STYLISH HUENNA FITTED KITCHEN
- REMOTE CONTROLLED VELUX WINDOWS AND BLINDS
- UNDERFLOOR HEATING IN KITCHEN AND BATHROOM
- PAVED DRIVEWAY WITH PARKING FOR 3 CARS
- LOW MAINTENANCE COMPOSITE WOOD DECKED AREA TO REAR

View By Appointment

Asking Price: €575,000

