

For Sale
By Private Treaty

grimes[®]

Guide Price

€1,300,000



24 Victoria Road, Clontarf, Dublin 3

- Exceptional 4 bed semi-detached family home
- Approx 190.6 sq m / 2,051.6 sq ft
- Stunning original features
- Beautiful south facing garden with side access
- Desirable and highly sought-after location

BER E2



www.grimes.ie
PSRA Licence No: 001417

Description

Grimes take great pleasure in bringing to the market this fine home in this most desirable of locations. 24 Victoria Road represents a truly rare and unrivalled opportunity to purchase a dream family home presented in excellent condition. No. 24 is a spacious semi-detached family home which is beautifully presented throughout. Built in 1908, This stunningly elegant residence provides spacious accommodation of outstanding elegance and quality. The property retains many of the original period features including ceiling cornices, centre roses and marble fireplaces. The current owners have refurbished and extended the property, adding a modern kitchen extension to the rear, now resulting in a home that offers a perfect balance of living space and bedroom accommodation. It enjoys a prime location on Victoria Road, one of Clontarf's most attractive and sought-after roads with beautiful south facing rear garden. Accommodation on the ground floor comprises a storm porch and entrance hall, two large interconnecting reception rooms, large extended kitchen / diner and utility room. Upstairs there are 4 generous bedrooms (one en suite) and 3 bathrooms. There is a large attic providing ample storage space and in addition to this, the property benefits from a large south facing rear garden and ample space for entertaining. Situated in a prime location in Clontarf; Clontarf Promenade is approximately a 2-minute walk and Clontarf and Killester Villages, with their excellent selection of restaurants and boutiques, are also within walking distance. The area is well-serviced by public transport - there is a quality bus corridor operating along the Clontarf Road providing efficient links to the City Centre; both Clontarf Road and Killester DART stations are also within walking distance. In addition to this, there are an abundance of excellent schools and



sporting facilities in the immediate vicinity as well as St. Anne`s Park, Dollymount Strand and Clontarf Castle Hotel.

Porch:

With original tiled floor

Entrance Hall:

With original tiled floor, original, coving, ceiling rose, storage / cloakroom and stained glass front door

Reception Room 1:

Complete with fireplace with gas insert, bay window, coving and ceiling rose and solid wood flooring with Rochford underfloor insulation. Fold-back doors lead into the second reception room

Reception Room 2:

Complete with marble fireplace with gas insert, coving and ceiling rose and solid wood flooring with Rochford underfloor insulation. Double door to rear

Kitchen / Dining Room:

Extended kitchen with modern granite countertops and large island with sink and storage Generous dining area with patio doors to the rear garden. The kitchen comes fitted with fridge, dishwasher, double oven, warming drawer and induction hob

Utility Room:

Plumbed for washing machine, freezer, clothes dryer with sink and built-in storage at eye and counter level.

Bedroom 1:

Large bedroom located at the rear of the house on return level with built-in wardrobes and wooden flooring. Access to:

En Suite:

With wooden flooring, WC, wash hand basin, storage press, bidet and walk-in shower

WC:

Situated on return level, with WC and wash hand basin

Bedroom 2:

Situated to the front of the house, large double bedroom with built-in wardrobes , original iron fireplace, bay window and built-in wardrobes

Bedroom 3:

Located to the rear of the house, this is a double bedroom with original iron fireplace and wooden flooring

Bedroom 4:

Located to the rear, single bedroom with original cast iron fireplace

Shower Room:

Part tiled with walk-in shower, WC and wash hand basin



Outside:

Large south facing rear garden with paved patio for entertaining and dining al fresco, leading to a large garden with mature planting, lighting and outside taps. There is also a wide side passage ideal for storage and a storage shed.

Services:

Gas fired central heating
Double glazed wooden framed windows
Insulated attic
On-street parking

BER Details:

BER; E2
BER No: 116382805
Energy Performance Indicator: 340.96 kWh/m²/yr







Important Notice: Grimes and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Grimes nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Grimes nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. This brochure is issued by Grimes on the understanding that any negotiations relating to the property are conducted through it.

Grimes Clontarf
 192 Clontarf Road
 Clontarf
 Dublin 3

W www.grimes.ie
T +353 1 8530630
E info@grimes.ie

