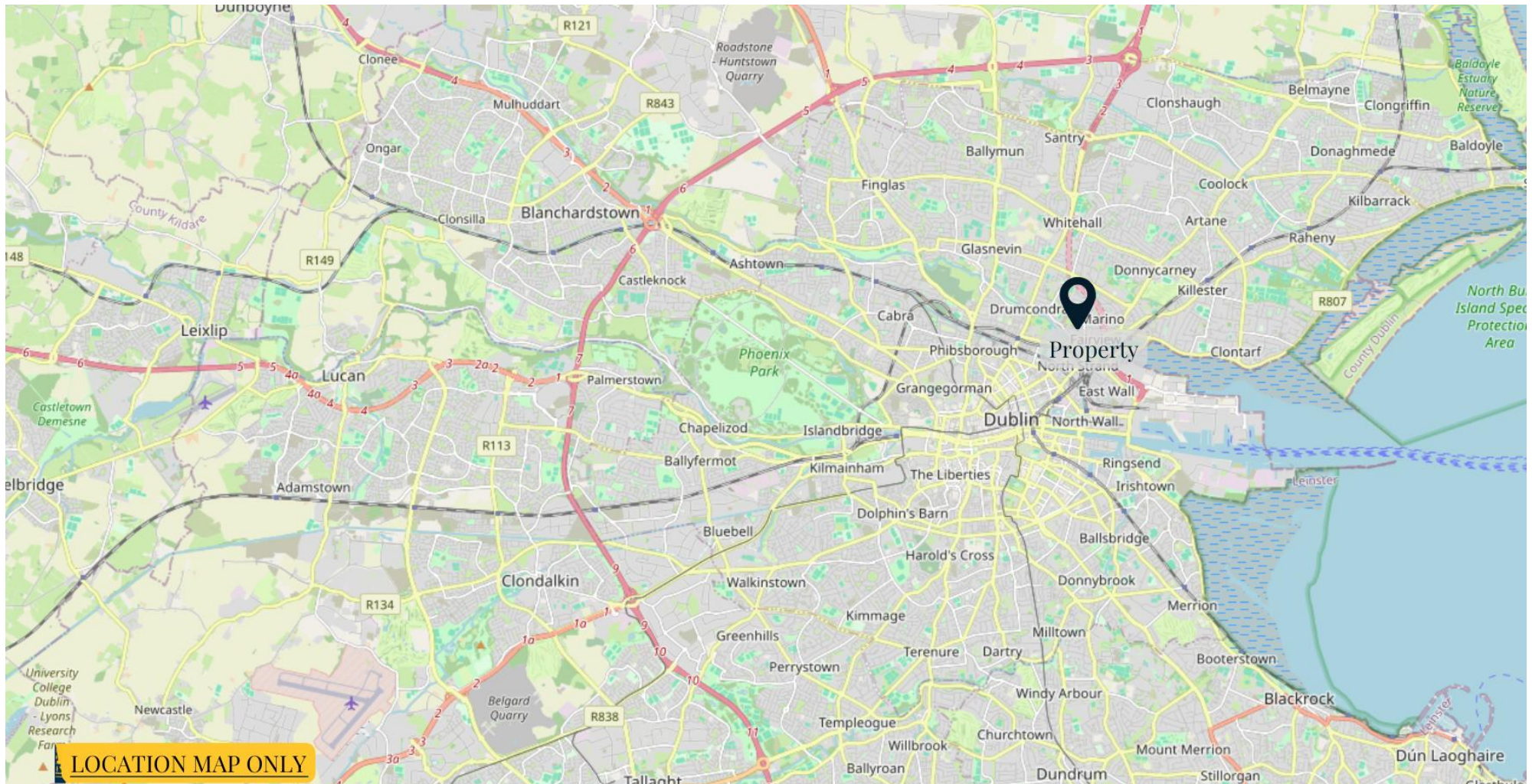




1 SAINT DECLAN'S ROAD
MARINO | DUBLIN 3 | D03 CC90

LOCATION

Situated in a convenient location in the heart of Marino, only a short stroll to Fairview, the Malahide Road and Griffith Avenue, Close to local shopping / supermarkets, coffee shops / cafes, restaurants, bars, recreational facilities including Fairview Park, Westwood Fitness, Clontarf Promenade, several bus services and Clontarf DART station, are all within easy walking distance. There is excellent transport links to Dublin City Centre, the IFSC, East Point Business Park, and Dublin Airport. Marino remains one of Dublin's most desirable residential neighbourhoods, renowned for its mature surroundings, strong community atmosphere, and convenient location.



DESCRIPTION

The property comprises of a two storey house, the house extends to about 109 Square Metres/ 1,173 Square Feet and is laid out on the Ground Floor in Hall, Living Room, Sitting Room, Kitchen/ Dining Room, Family Room and on the First Floor in Family Bathroom & three Bedrooms. Outside there a large Front Garden with off street Parking and a good sized Rear Garden with garden shed.



ACCOMMODATION

Hall :	4.86m x 2.11m with Cloakroom off.
Sitting Room:	3.22m x 2.95m Double Doors to..
Living Room:	4.62m x 3.33m
Kitchen/Breakfast Room:	3.04m x 2.57m & 2.94m x 2.10m
Family Room:	4.33m x 2.54m

UPSTAIRS:

Landing

Bedroom 1:	3.19m x 3.00m
Bathroom:	2.10m x 1.46m Shower, WC, WHB
Bedroom 2 :	4.62m x 3.33m
Bedroom 3:	3.21m x 2.12m

OUTSIDE:

Large Front Gardens with off street parking and a good sized Rear Gardens





FOR SALE BY PRIVATE TREATY

GUIDE PRICE:

€495,000

BER:

BER E2

J. P. & M. Doyle Ltd.

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Dublin 6
D06 XD29

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