



JP&M
DOYLE

Established. 1952

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FOR SALE

**34 CLAREVILLE ROAD,
HAROLD'S CROSS,**



**DUBLIN 6W
D6W CY67.**

jpmdoyle.ie

(01) 490 3201

LOCATION:

This property finds itself positioned in a widely popular and most convenient location, within striking distance of both the City Centre and Harold's Cross Village. Benefiting from dual road frontage to both the Clareville & Priory Road, No.34 is ideally situated in one of Dublin 6W's most sought after areas. Serviced by a host of public transport (Dublin Bus 18, 83, 83A, 16 & 49), No. 34 is also within walking distance of Rathgar, Rathmines & Terenure, all of which boast an excellent selection of shops & restaurants & schools including one of Dublin most sought after Gael Soils seconds from its front door. Not to mention of course, the advantage of the property's short drive from the M50 and central location less than 4km from Grafton Street.

DESCRIPTION:

No. 34 is a beautifully presented, brick fronted, semi-detached residence with mature gardens set in one of Dublin's most sought after areas. The property is accompanied by a considerable private drive and an extensive side garden, or site, fronting the Priory Road, which may be suitable for a second dwelling, or large extension to the current property (Subject to receiving necessary planning consent). Briefly the property comprises of a quaint entrance hall leading to the living room, which focuses around a feature open fire. To the back of the property there is fine kitchen/ dining area with access to the rear garden with a large detached garage, separate utility & downstairs toilet. While upstairs consist of three well-proportioned bedrooms & a family bathroom.

ACCOMMODATION:

Entrance Porch: 0.97m x 1.5m Tiled

Hall: 1.47m x 4.17m Wooden Floors, Under Stairs Storage

Living Room: 4.26m x 3.49m Open Fire

Kitchen: 4.93m x 2.54m + 1.05m x 2.9m
Fitted Units, Integrated Oven, Hob & Extractor, Patio Door to Rear Garden.

Utility: 1.42m x 1.25m. Tiled Floor, Door to Rear Garden

Downstairs Toilet: 1.19m x 1.426m Tiled, W.C , W.H.B



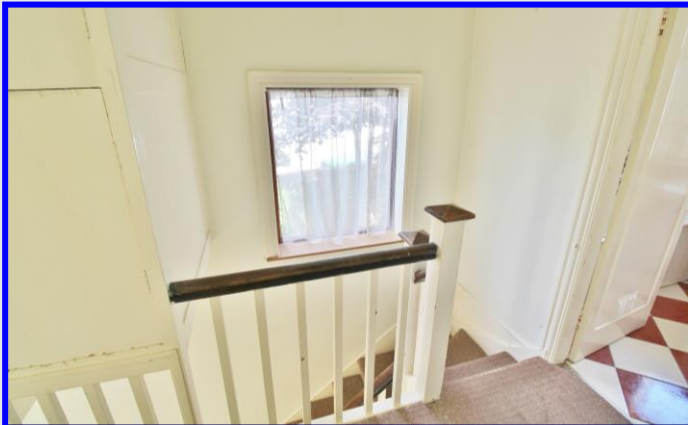
Upstairs:

Family Bathroom: 1.8m x 1.8m.W.C / W.H.B, Bath/Shower

Bedroom 1: 2.6m x 1.88m Fitted Wardrobes

Bedroom 2: 3.65m x 3.1m Fitted Wardrobes

Master Bedroom: 3.07m x 4.32m Fitted Wardrobes



Features:

- Large Corner Site
- Extensive Off- Street Parking
- Mature Gardens
- Gas Fired Central Heating
- Upgraded Windows & Doors
- Large Detached Garage
- Excellent Public Transport



VIEWING: By Appointment Only

BER RATING: D2

PRICE REGION: €595,000



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