

For Sale  
By Private Treaty

grimes<sup>®</sup>

Guide Price

€475,000



## 16 Killary Grove, Donaghmede County Dublin

- Extended 3 bed detached family home in a desirable location
- Approx. 107 q m / 1,152 sq ft
- Driveway with ample off-street parking to the front
- Detached garage / workshop of approx. 25 sq m
- Established and mature residential area

BER E1



[www.grimes.ie](http://www.grimes.ie)  
PSRA Licence No: 001417



## Description

Grimes takes great pleasure in bringing to the market this wonderful residence in the most desirable of locations. Lovingly cared for by its current owners and located on a popular road in Donaghmede.

Number 16 is a modern, bright and spacious 3 bed detached family home. This fantastic and spacious home comes to the market in great condition and would make an ideal home. Situated adjacent to Donaghmede Shopping Centre and within walking distance Howth Junction DART Station, the location could not be more convenient. The house also comes with the benefit of a north-west facing rear garden with detached garage, side access and a driveway with off-street parking to the front. Rarely does such a fine property in this excellent location become available.

The bright accommodation extends to approx. 107 sq m / 1,152 sq ft. The property comprises of an entrance hall, WC, large living / dining / family room and extended kitchen all downstairs, with 3 bedrooms and a family bathroom upstairs. This fantastic family home has been well loved by its current owners and has been presented in great condition throughout.

Situated in Donaghmede, a mature and settled area, the location couldn't be better. Donaghmede Shopping Centre is nearby and there is an excellent choice of primary and secondary schools in the area. The DART is a 15 minute walk away and the M50 / M1 motorways, Dublin Airport, St Anne's Park, Dollymount Beach, and the City Centre are all easily accessible



**Accommodation:**

**Hall:**

Spacious hallway complete with laminate flooring and understairs storage

**WC:**

With WC and wash hand basin

**Living Room / Dining Room:**

Bright and spacious room to the front with laminate flooring and ample living and dining space. French doors to:



**Extended Kitchen:**

With tiled flooring, fitted with an absolute abundance of wall and floor units and spacious island with seating. Integrated double oven, hob and extractor fan, fridge / freezer. Sliding doors to rear

**Bedroom 1:**

Double bedroom to the rear of the property complete with a walk-in electric shower

**Bedroom 2:**

Large double room to the front of the property



**Bedroom 3:**

Single bedroom to the front of the property

**Family Bathroom:**

Fully tiled with, WC, wash hand basin, bath with shower attachment and heated towel rail

**Attic:**

Floored attic for storage accessed by Stira

**Outside:**

Landscaped north-west facing rear garden with granite paving / patio area, garage and side entrance. To the front is a driveway with off-street parking.





Garage :  
Detached garage with adjoining work-shop

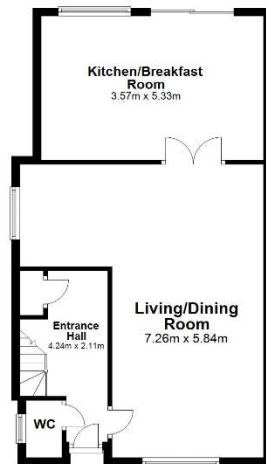
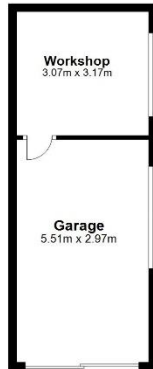
Services:  
Gas Fired Central Heating  
Double glazed windows throughout  
Landscaped rear garden

BER Details:  
BER: E1  
BER No: 101216109  
Energy Performance Indicator: 317.29 kWh/m<sup>2</sup>/yr

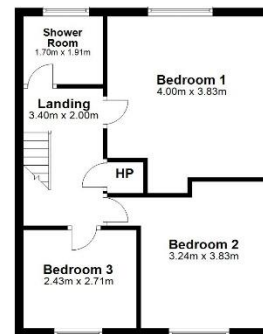
Contents:  
Fixtures and Fittings



Ground Floor



First Floor



**Grimes Clontarf**  
192 Clontarf Road  
Clontarf  
Dublin 3

**W** [www.grimes.ie](http://www.grimes.ie)  
**T** +353 1 8530630  
**E** [info@grimes.ie](mailto:info@grimes.ie)



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