



BER E1



9 Waverley Avenue , Fairview, Dublin 3

104 sq.m

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

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9 Waverley Avenue , Fairview, Dublin 3

DNG are delighted to present to the market No. 9 Waverley Avenue, a beautiful Edwardian style period residence dating back to the early 1900's. This stunning three bedroom home situated just off Philipsburgh Avenue is arranged over three floors and presented in excellent condition throughout. The traditional layout with original features such as high ceilings, original decorative coving, doors, staircase and fireplaces offer bright and light filled accommodation for the modern family.

The accommodation extends to approx. 104 sq. m./1,119 sq. ft. comprising reception hall, two interconnecting reception rooms and a natural light filled kitchen/dining room. Upstairs are 3 bedrooms and separate bathroom and toilet. There is a private South facing sunny low maintenance rear garden with raised cobble locked patio area ideal for al-fresco dining.

The location is second to none being within walking distance of local shops, cafes, restaurants and bars, schools, Fairview Park, Westwood Gym, DCU and the beautiful seafront promenade of Clontarf. It is very well serviced by a number of bus routes and Clontarf Dart Station is only a 10 minute walk. This special property will appeal to all parties looking for a period home which is close to the city centre and on the doorstep to Fairview and Clontarf.

Viewing is highly recommended to appreciate this stunning property.

Accommodation

Entrance Hallway - 1.58m x 6.41m
Carpeted, original coving and centre piece.

Living Room - 3.67m x 4.09m
Carpeted, original fireplace, coving, picture rails, bay window, double doors to lounge.

Lounge - 3.37m x 3.21m
Carpeted, original fireplace, coving and picture rails, stained glass bay window.

Kitchen/Dining Room - 4.8m x 2.85m
Linoleum flooring, fully fitted oak kitchen, tiled splash back, under-stairs storage, coving, part-vaulted ceiling with velux skylight, french doors to rear patio.

Bathroom - 1.74m x 2.67m
Tiled floor and splash back, wash hand basin, Mira electric shower.

WC - wc.

Landing - 1.58m x 4.49m
Carpeted, turned stairs to 3rd bedroom.

Bedroom 1 - 4.93m x 3.36m
Carpeted, built in wardrobes, original cast iron fireplace, coving.

Bedroom 2 - 3.41m x 3.23m
Carpeted, original cast iron fireplace, fitted wardrobes.

Bedroom 3 - 3.55m x 3.94m
Carpeted, original cast iron fireplace.

Garden
Low maintenance, sunny South-facing rear garden with cobble-lock raised patio and rear access.

BER: E1 BER No. 111478798
Energy Performance Indicator: 339.57 kWh/m²/yr

Features

- Part double/single glazed windows.
- Gas fired central heating.
- Attractive red-brick facade.
- Sunny south facing rear garden with rear access.
- Generous floor to ceiling heights.
- Boasts an array of original features throughout.
- Highly sought after residential neighbourhood.

View By Appointment

Asking Price: €550,000

