



17 Clanmaurice Road, Donnycarney, Dublin 5

74 sq.m

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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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17 Clanmaurice Road, Donnycarney, Dublin 5

DNG are delighted to represent the sale of 17 Clanmaurice Road, Donnycarney, a well maintained 2 bedroom mid terraced home with spacious converted attic room and a c. 150 ft. long rear garden providing scope to extend. The property extends to c. 797 sq. ft. (including attic conversion) and benefits from a newly plastered front facade, cobble-lock front driveway and modern decor throughout.

The accommodation comprises entrance hallway, living room, kitchen/dining room, 2 bedrooms, a bathroom and a spacious converted attic room.

Clanmaurice Road is located just off the Malahide Road and Collins Avenue East in a mature residential neighbourhood. This area is well serviced by public transport and has an abundance of amenities available closeby including excellent primary and secondary schools, a variety of shops, Beaumont Hospital and Killester village is only a short stroll away.

Accommodation

Entrance Hallway - 1.19m x 1.26m
Carpeted, alarm panel, dado rail.

Living Room - 3.8m x 4.55m
Original wood flooring, gas fire inset, under stairs storage.

Kitchen/Dining Room - 2.37m x 4.78m
Tiled floor, fully fitted cream kitchen with tiled splash back, french doors to rear garden.

Landing - 0.82m x 2.36m
Carpeted, dado rail.

Bedroom 1 - 3.39m x 3.89m
Carpeted, hot press off.

Bedroom 2 - 2.61m x 3.55m
Carpeted.

Bathroom - 2.2m x 2.6m
Tiled floor, large corner shower, wc and wash hand basin

Attic Room - 2.6m x 4.79m
Carpeted, 2 Velux skylights, recessed lighting, eaves storage.

Garden
Cobble lock driveway, c. 150 ft. long rear garden, patio area, mature hedging & trees, suntrap decked area.

BER: E1 BER No. 107868085
Energy Performance Indicator: 329.53 kWh/m²/yr

Features

- Gas fired central heating.
- Part Double glazed uPVC, Rationale and 2 Single glazed aluminium windows.
- Newly plastered front facade.
- C. 150 ft. long mature rear garden with sun trap decked area .
- Cobble-lock front driveway.



View By Appointment

Asking Price: €345,000

