



GROUND FLOOR



51 Kincora Avenue, Clontarf, Dublin 3

c. 1,615 sq. ft.



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

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51 Kincora Avenue, Clontarf, Dublin 3

DNG are delighted to represent the sale of 51 Kincora Avenue, Clontarf, a substantial 4 bedroom family home with an enviable west facing rear garden. This spacious home is in need of refurbishment and modernisation and provides a blank canvass for those looking for a project. Boasting generous floor to ceiling heights, three original tiled fireplaces, a c. 60 ft. long sunny west facing rear garden and off street parking to the front, this large home will appeal to young families looking for a solid home in a mature residential neighbourhood.

The accommodation extends to a total floor area of c. 1,615 sq. ft. and comprises porch, wide entrance hallway with cloakroom off, front living room, rear lounge, kitchen/dining room, utility room and shower/wet room on ground floor level. Upstairs, first floor accommodates 4 spacious bedroom, a dressing room, bathroom and separate wc.

The location is superb, situated just off Castle Avenue and only a five minute walk from the Seafront with its array of coffee shops, restaurants and boutiques. A short walk will bring you to the village of Killester. There is an excellent selection of primary and secondary schools close to hand making this an ideal location for young families. Clontarf Dart Station is also within comfortable walk of the property.

Accommodation

Porch -

Entrance Hallway - 4.21m x 2.35m

Carpeted, under stairs storage, coving, ceiling rose, cloakroom off.

Living Room - 4.06m x 3.66m

Carpeted, original tiled fireplace (open fire), coving, ceiling rose, internal sliding doors to lounge.

Lounge - 4.27m x 3.68m

Carpeted, coving, ceiling rose.

Kitchen/Dining Room - 3.01m x 3.83m

Linoleum flooring fully fitted kitchen, tiled splash back.

Utility Room - 3.01m x 1.58m

Linoleum, fully fitted units, tiled splash back.

Downstairs Shower Room - 1.7m x 3.26m

Fully tiled, wc, wash hand basin, wheelchair accessible shower.

Landing - 3.43m x 2.7m

Carpeted.

Bedroom 1 - 4.26m x 3.68m

Carpeted, built in wardrobes, original tiled fireplace, built in whb with storage cupboards.

Bedroom 2 - 3.68m x 3.74m

Carpeted, original tiled fireplace.

Bedroom 3 - 2.63m x 2.71m

Carpeted.

Bedroom 4 - 2.72m x 4.77m

Carpeted, built in wardrobes.

Dressing Room - 2.72m x 3.03m

Carpeted, built in wardrobes, corner whb.

Bathroom - 1.8m x 1.76m

Linoleum flooring, whb, bath with overhead shower, tiled bath surround.

WC -

Linoleum flooring, wc.

Garden -

C.70 ft. long west facing rear garden, walled with 2 storage sheds and mature hedging. Front driveway with lawned area.

BER: F

BER No. 111404505

Energy Performance Indicator: 395.91 kWh/m²/yr

Features

- Double glazed aluminium windows.
- Gas fired central heating.
- Extended over the garage.
- A blank canvass ripe for renovation.
- C. 60 ft. long west facing rear garden.
- Off street parking to the front.
- Original tiled fireplaces.

View By Appointment

Asking Price: €750,000

