

For Sale
By Private Treaty

grimes[®]

Guide Price

€795,000



11 Kincora Grove, Clontarf, Dublin 3

- Charming 3 bed semi-detached family home with garage
- Approx. 114 sq m / 1,227 sq ft
- Large west facing rear garden
- Convenient and highly sought-after location
- Located minutes' walk from Clontarf Promenade
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- Lovingly cared for family home

BER F



www.grimes.ie
PSRA Licence No: 001417

Description

Grimes are thrilled to bring 11 Kincora Grove to the market. This well-maintained family home is ideally located on Kincora Grove on one of the most sought-after roads in Clontarf. This is a wonderful opportunity to acquire a fantastic family home in a much sought-after area of Clontarf. This property will allow a discerning purchaser to put their own stamp on this lovely home.



No. 11 is a deceptively spacious family home measuring approx. 114 sq m / 1,227 sq ft. Internally the property is well laid out and there is a wonderful sense of space as one walks through the house. The accommodation briefly comprises entrance hall, two reception rooms, dining room and kitchen all located downstairs. While upstairs there are 2 large double bedrooms, a single bedroom, WC and bathroom. The west facing rear garden is laid predominantly in lawn with mature planting and to the front is a driveway with off-street parking and a private front garden that is not overlooked.



Situated on Kincora Grove, a mature and settled area, the location is second to none. Clontarf Promenade and cycle track are approximately a 5-minute walk, while Clontarf Village with its excellent selection of restaurants and boutiques is also within walking distance. The area is well-serviced by public transport - the 130 bus route has stops in close proximity providing easy access to the City Centre. In addition to this, there are an abundance of excellent schools and sporting facilities in the immediate vicinity as well as St. Anne's Park and Dollymount Strand.



Entrance Hall:

Accessed via a porch, bright and spacious hall with understairs storage/cloak room and Amtico flooring

Living Room:

Large bright room to the front of the house with bespoke built-in cabinets and electric fire with tiled surround

Family Room:

Located to rear of the house overlooking the garden with electric fire with Lamartine limestone and marble surround. Patio doors to the rear

Dining Room:

Generous dining area overlooking the rear garden with access to adjoining kitchen. Fitted with wall and floor units, tiled splashback and tiled flooring. Integrated appliances and Bosch Fridge / Freezer

Kitchen:

Fitted with wall and floor units, tiled splashback and tiled flooring. Integrated appliances, recently installed Neff Dishwasher, Zanussi Oven and Miele Washing Machine. Access to rear and garage

Bedroom 1:

Large double bedroom to front of the house with built-in wardrobes

Bedroom 2:

Large double bedroom to the rear of the property with built-in wardrobes

Bedroom 3:

Single bedroom to the front of the house

WC:

Partly tiled with WC and access to partly floored attic

Bathroom:

Fully tiled with wash hand basin, bath with shower attachment and underfloor heating

Garage:

Large adjoining garage of approx. 13.50 sq m / 145.31 sq ft

Outside:



The private rear garden of approx. 50 ft is west facing and laid predominantly in lawn with a storage shed and mature planting. While to the front is a driveway with ample off-street parking and a private walled front garden.

Services:

Oil Fired Central Heating
Driveway with off-street parking to the front
Alarm

BER Details:

BER: F
BER No. 117550251
Energy Performance Indicator: 432.02 kWh/m²/yr

Contents Included in AMV:

Bespoke Curtains
Blinds
Single beds x2
Garden Table and chairs x4
Dining Table and chairs x6
Couch x2
Armchair x1
Integrated Appliances



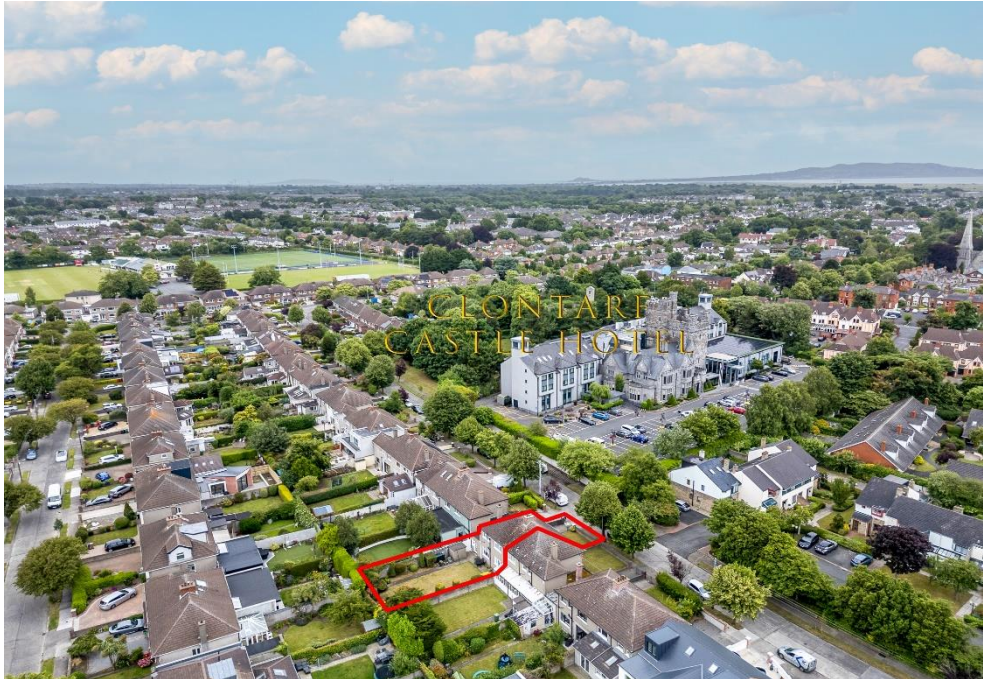


FLOOR 1



FLOOR 2





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