



45 ST. AIDAN'S PARK ROAD, MARINO, DUBLIN 3

3 BED END-OF-TERRACE FAMILY HOME WITH GARAGE

BER E2

**REA
GRIMES**

FOR SALE BY PRIVATE TREATY

45 St. Aidan's Park Road, Marino, Dublin 3

SPECIAL FEATURES

- 3 bed end-of-terrace family home with garage
- Approx. 97 sq m / 1,044 sq ft
- Sought after and convenient location
- Off-street parking
- Walking distance to Clontarf Road DART station

DESCRIPTION

REA Grimes Clontarf take great pleasure in bringing to the market this lovely family home in this most desirable of locations. No. 45 St Aidan's Park Road is a spacious 3 bed end-of-terrace family home. Although in need of refurbishment, this property affords a purchaser the opportunity to truly put their own stamp on this lovely home. This fine property is nicely positioned only moments from Fairview village and approximately 10 minutes' walk to Clontarf Road DART Station.

No. 45 is a spacious family home measuring approximately 97 sq m / 1,044 sq ft of comfortable living accommodation. Accommodation briefly comprises of porch, entrance hall, two reception rooms and kitchen / dining room all located downstairs, while upstairs there are 3 bedrooms and a family bathroom.

Situated in Marino the property enjoys a convenient location with a fantastic choice of amenities within comfortable walking distance. The property is a short stroll to Fairview village whilst also within walking distance to Dublin city centre. The property is approximately a 3 minute walk to the No. 123 Dublin Bus stop with regular departures to the City Centre, as well as being less than a 10 minute walk to Clontarf Road DART Station. There are a host of amenities within the local vicinity including shops, cafes, Fairview Park and Westwood Clontarf to name a few. The location is also convenient to the airport, the M1 and the M50.



ACCOMMODATION

Entrance Hall:

Accessed through a porch, spacious hall with under stairs storage

Reception Room 1:

Cosy room to the front of the house. Double doors to:
Reception Room 2:

Large room to the rear of the property with tiled fireplace

Kitchen:

Open plan area with dining space. Kitchen with an array of wall-to-floor units and wooden flooring.
Access to the rear garden and garage

Bedroom 1:

Large double bedroom overlooking the front of the house

Bedroom 2:

Double bedroom with built-in wardrobes overlooking the rear garden

Bedroom 3:

Large single bedroom overlooking the front garden

Bathroom:

Full tiled, complete with WC, wash hand basin and walk-in shower



OUTSIDE:

The front is laid in lawn with paving for off-street parking also. To the rear is a large garden laid with patio and lawn with an outside WC and two storage sheds.

SERVICES:

- Gas Fired Central Heating
- Off-street parking
- Garage

BER DETAILS:

BER: E2

BER No.: 102621091

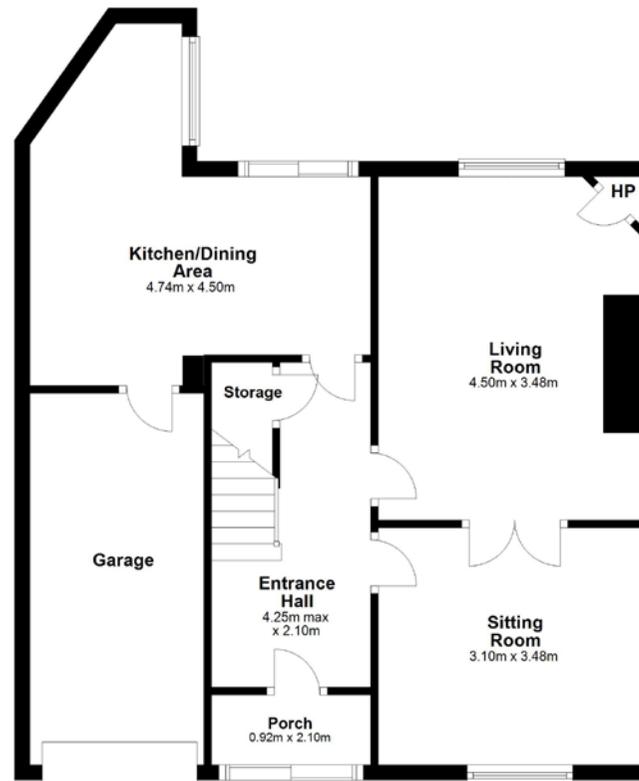
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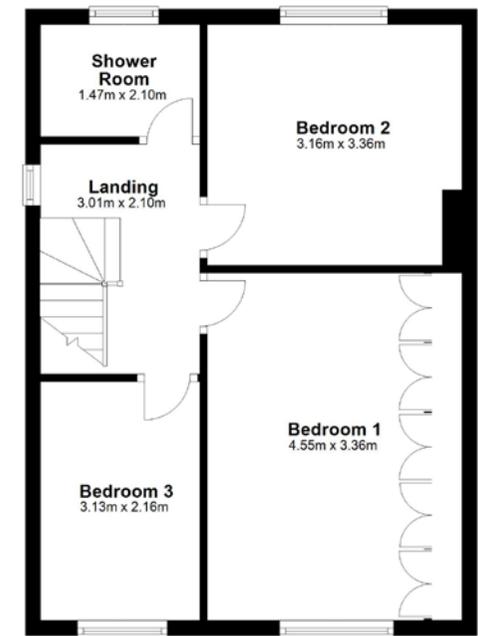
FLOOR PLANS

For identification purposes only. Not to scale.

Ground Floor



First Floor



REA Grimes

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PRSA 001417

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