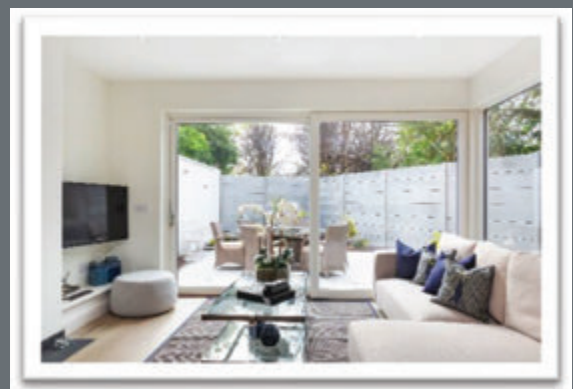




**MD PROPERTY**

**FOR SALE**  
**BY PRIVATE TREATY**

130a, Dunluce Road,  
Clontarf,  
Dublin 3.



**ASKING PRICE €795,000**



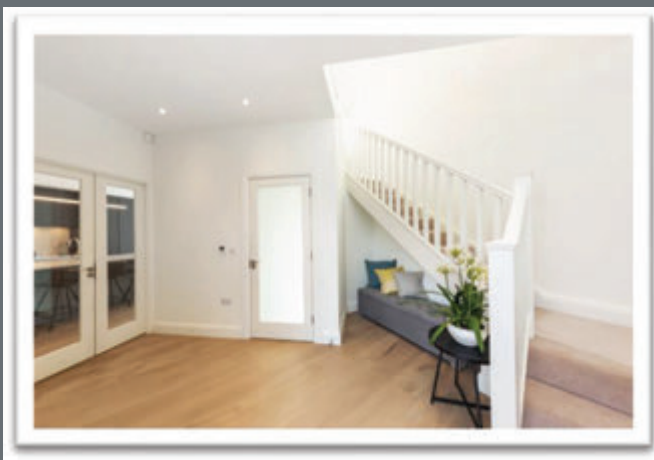
No. 130A Dunluce Road is a beautiful detached, four bedroom family home finished in red brick. It is an A-Rated property in turn key condition with a fabulous open plan kitchen/ dining & family room as well as a separate living room. This is a superb, modern, walk-in quality property extending to approx. 1700 sq. ft of bright, spacious accommodation with contemporary décor and high spec fixtures and fittings throughout.

A bright and spacious entrance hall with a guest WC and cloakroom, the hallway leads to glass doors which open into a generous sized open plan kitchen/dining and family living room with a log burning feature stove.

This open plan design is perfect for entertaining with sliding doors opening onto a private south facing garden with a beautiful silver granite patio and colourful flowerbeds.

The contemporary fitted kitchen was both designed and fitted by Kerwood Design, it includes integrated Siemens appliances, a Quooker boiling water & filter tap, a built in wine fridge and a central Silestone Quartz island unit which provides excellent storage and seats six people.

There is also another separate living room / playroom off the hallway though a separate glass door, wired for tv/satellite and complete with wall hung unit and adjustable tv bracket. Underfloor heating throughout the ground floor and in all bathrooms.



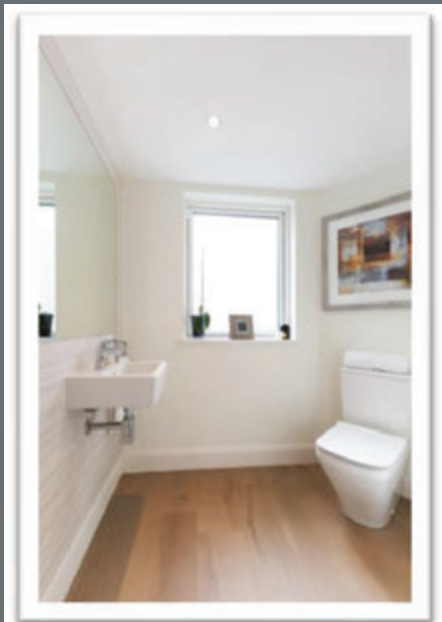
Upstairs the bright landing features a stunning 15 light pendent from Hicken Lighting, four stunning bedrooms all with built in wardrobes. The large master bedroom with an additional walk in wardrobe and en-suite with double sinks and rain shower, 2 super double rooms (one en-suite) and a generous single room and a large family bathroom.

All bathrooms complete with built in storage and Hansgrohe tap and shower systems. There is a convenient American style laundry space upstairs below a feature skylight with a built in Miele washing machine and a Miele dryer, along with hanging space and storage.

There is also a separate small storage room for the heat recover and cctv system. All rooms throughout the house have their own individual climate control.



Private front with off street parking and landscaped rear gardens complete this really exceptional home which further benefits from an enviable and central Clontarf address.



## Accommodation:

Entrance / Porch: 12 m<sup>2</sup>.

Ballylusk stone drive leading to granite entrance with Cedar wood canopy, timber Carlson front door leads to a bright & spacious hallway.

Guest WC: 4 m<sup>2</sup>

Comprising of Duravit wash hand basin & WC. Cloakroom with hanging rail generous storage.

Front Living Room: 16 m<sup>2</sup> .

Bright and private living room with wall hung unit with hidden wiring for tv/sat.

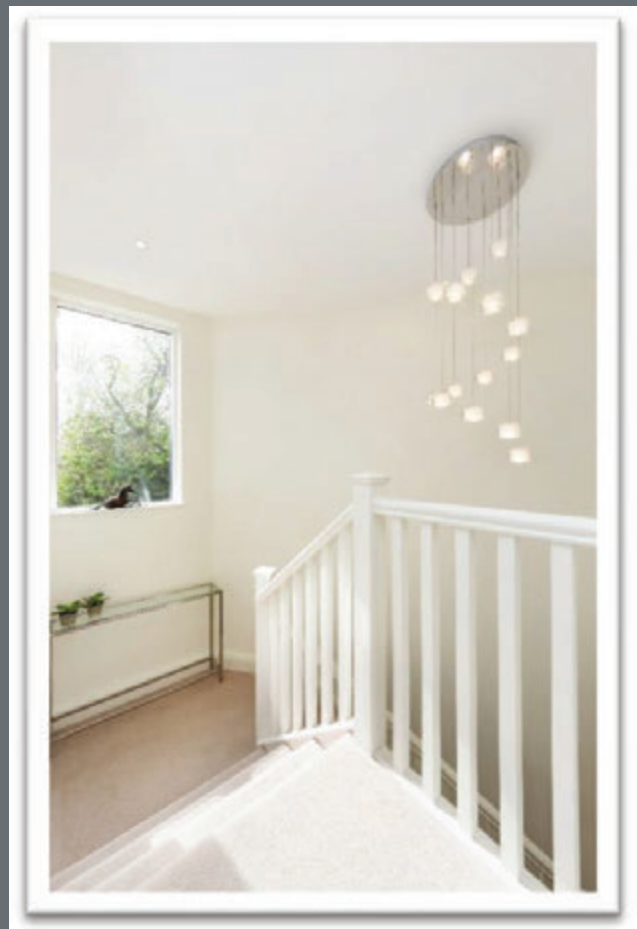


Kitchen/ Dining & Family Room : 43 m<sup>2</sup>

Impressive open plan kitchen/ dining & family room. A contemporary integrated Kerwood kitchen with Siemens appliances and Silestone quartz Island, worktops & up-stands. Hicken lighting above Island and dining table. There is ample space here for family dining and entertaining. Glass sliding doors lead to a private landscaped south facing garden.

Bedroom 1: 12m<sup>2</sup>

Spacious master bedroom featuring floor to ceiling window, built in wardrobes and walk in closet.



En-Suite: 4 m<sup>2</sup>

Fully tiled room featuring double sinks complete with Hansgrohe fittings and under sink storage, a walk-in rain shower, WC and towel rail.

Bedroom 2: 8 m<sup>2</sup>

Double bedroom to the rear of the house featuring floor to ceiling window overlooking rear garden, built in wardrobes

Main Bathroom: 5 m<sup>2</sup>

Fully tiled bathroom including a 6ft bath with glass door & Hansgrohe fittings, towel rail and under sink storage.



## Accommodation:

### En-Suite:

Fully tiled room with shower cubicle complete with Hansgrohe fittings and above sink storage and WC

### Bedroom 3 : 15 m<sup>2</sup>

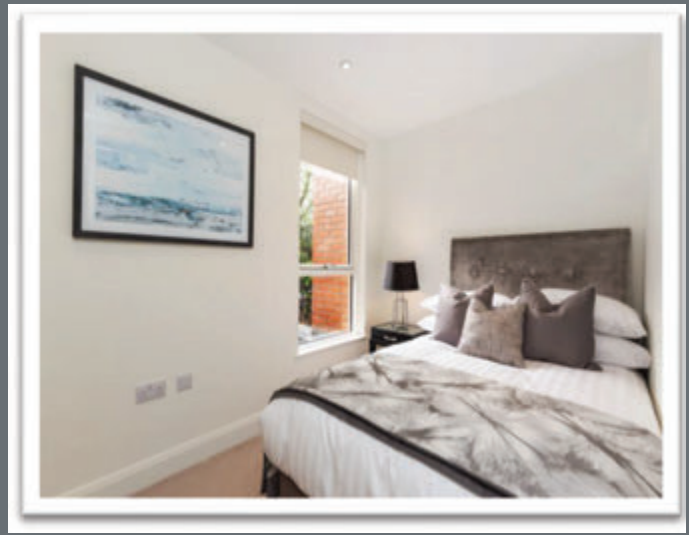
Another double bedroom featuring built in wardrobes.

### Bedroom:

Generous single bedroom featuring built in wardrobes and desk

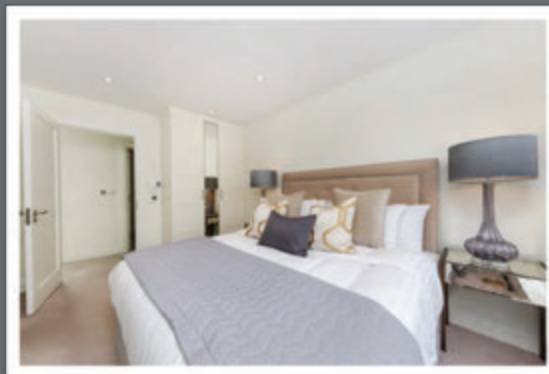
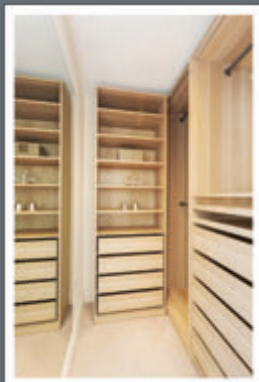
### Main Bathroom: 5 m<sup>2</sup>

Fully tiled bathroom including a 6ft bath with glass door & Hansgrohe fittings, towel rail and under sink storage.



Dunluce Road is a quiet, mature and sought after cul-de-sac development located off Vernon Avenue and adjacent to St. Annes park. The location of this property is excellent with a short stroll to the boutiques and restaurants on Vernon Avenue and Clontarf Promenade. Killester dart station and village are also within walking distance and Dublin City Centre is only 3 miles away.

With excellent schools and sport/recreational amenities (including Clontarf Yacht & Boat Club, The Royal Dublin and St. Anne's golf clubs, Clontarf Cricket, Rugby and Tennis clubs.



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BER Rating A3