



Apt 5 Clarinda Park House, Dun Laoghaire,  
County Dublin, A96 XE04

c. 57sq M / 622sq ft



**DNG Dun Laoghaire**

76a Upper George's Street, Dun Laoghaire, Co. Dublin  
T: 01 2301616 | E: [dunlaoghaire@dng.ie](mailto:dunlaoghaire@dng.ie)

**Negotiator:**

Lorraine Maher  
MSCSI MRICS  
PSL 002049

For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).

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# Apt 5 Clarinda Park House, Dun Laoghaire, County Dublin, A96 XE04

DNG are proud to present this superb opportunity to acquire this bright and spacious c.57sq M/622sq ft one bedroom garden level apartment with stunning aspect over Clarinda Park. Apt 5 is one of only 18 apartments in this exclusive gated development. This apartment is situated in the original Georgian house of Clarinda Park which was reconstructed in 1990's maintaining its original facade dating back to 1820's.

Clarinda Park House is ideally located in the heart of Dun Loaghaire with every amenity at your doorstep ie, Pavilion Theatre, Peoples Park, shops, schools, restaurants (Fallon and Byrne), pubs, churches of all denominations and leisure facilities. Easy access into the cosmopolitan village of Glasthule. Transport is also excellent with DART and ample bus routes at your doorstep. Superb coastal walks, at Dun Laoghaire Pier, Scotsmans Bay, Dalkey Harbour and Killiney Hill.

Accommodation briefly comprises of entrance hallway, large bright living/dining room, fully fitted kitchen, light filled bedrooms with ample built in wardrobes, bathroom and separate storage unit (2.257 x 1.169).

## Accommodation

Entrance hallway 3.783 x 0.961

spacious entrance hallway with hotpress (new cylinder for electric water system) Intercom system, carpet flooring and accommodation off.

Living/dining room 5.299 x 4.750

large bright open plan room with attractive fireplace, timber mantel and marble hearth. Hardwood timber flooring, feature lighting, fitted blinds and spacious dining area. Open plan to kitchen.

Kitchen 2.300 x 1.751

fully fitted kitchen with ample wall and floor units. Inset oven, electric hob and extractor fan over, Fridge/freezer, washer/dryer, microwave and space saving all dish rack included in the sale.

Bed 1 4.301 x 2.834

Light filled room with ample built in wardrobes providing excellent storage. Fitted carpets and blinds.

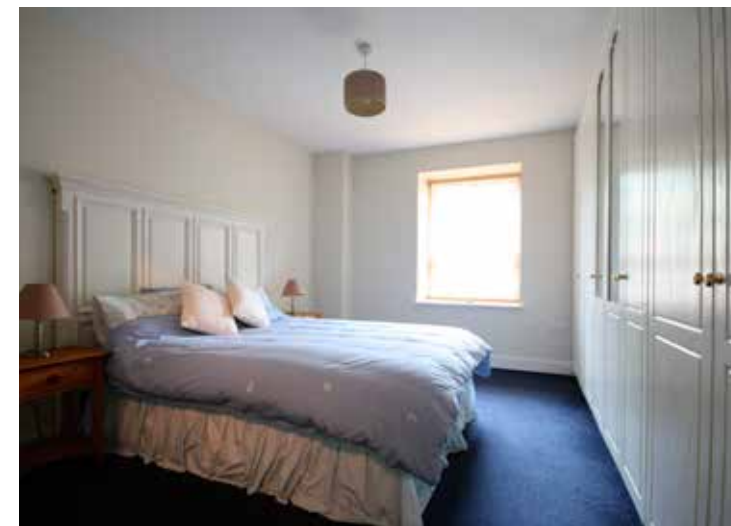
Bath 2.223 x 1.906

Bath with shower head over. Wc and whb. Glass shelving and attractive tiled flooring.



## Features

- Bright and spacious 1 bed garden level apartment
- Original Georgian house of Clarinda Park which has been reconstructed into an exclusive development maintaining its Original facade.
- Spacious accommodation c.57sq M.
- Double glazed sash windows
- Intercom
- Security alarm
- Fire alarm
- Smoke sensors
- Excellent location in the heat of Dun Laoghaire
- Electric storage heating
- Secure undesignated parking
- Superb transport facilities
- DART/ Bus Routes
- Close to all amenities
- Ample storage
- Large bathroom
- Storage room
- T.v point
- Telephone point
- Service charge €2000 per annum
- Sky property management



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**Asking Price: €295,000**

