



BER C3

## 16 Elmfield Drive, Clarehall, Dublin 13

131 m<sup>2</sup>

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# 16 Elmfield Drive, Clarehall, Dublin 13

DNG are delighted to present to the market No. 16 Elmfield Drive, Clarehall, Dublin 13. Rarely does such a superior home come to the market within such a convenient and accessible location. 16 Elmfield Drive is sure to appeal to all those looking for that something very special. This home has everything to offer including space, design innovation, and safety. Located in a quiet cul-de-sac this part red-brick 4 bedroom semi-detached home is presented in excellent condition.

On entering the property you are greeted by a well-proportioned, bright hallway leading you to the spacious principal reception room. Off the hallway is a spacious extended kitchen/dining room which benefits from direct access to the private rear garden. There is plenty of worktop space providing a range of space to cater for all your kitchen equipment. A downstairs wc completes the downstairs accommodation. Upstairs consists of 3 bright and spacious bedrooms. The master bedroom (with en suite) and second bedroom are well-proportioned and both boast a bright and airy feel. A fully tiled family bathroom completes this level. The Forth bedroom is located on the second floor and is very large in size with plenty of room for storage.

No. 16 Elmfield Drive is located adjacent to Grange Road, Donaghmede and the R139, within a one minute walk of Dublin bus routes. Clarehall and Donaghmede S.C., local primary and secondary schools and Fr. Collins Park are all within a short stroll away. Viewing comes highly recommended

## Accommodation

Entrance Hallway - 7.17m x 2.08m

Stairs to first floor, semi solid wooden floors, door to WC.

Living Room - 5.31m x 3.44m

Semi solid wooden floors, bay window to front, feature fire-place, coving, ceiling rose, wall lights.

Kitchen/Dining Room - 6.82m x 5.55m

Porcelain tiles to floor, coving in living area with window to side, breakfast bar, high gloss wall and base units, recessed light, 2 velux windows, door to rear garden.

Downstairs WC - 1.54m x 0.04m

Fully tiled bathroom with W.C and wash hand basin.

Landing - 3.31m x 2.34m

Carpet floor, hot press located off.

Bedroom 1 - 3.47m x 3.41m

Master bedroom, semi solid wooden floors, built in wardrobes and storage unit, windows to rear, door to en-suite.

En-suite - 2.14m x 1.9m

A fully tiled bathroom with electric shower.

Bedroom 2 - 2.82m x 2.19m

Semi solid wooden floors, built in wardrobe, window to front.

Bedroom 3 - 2.93m x 2.25m

Semi solid wooden floors, built in wardrobe, window to front.

Bathroom - 2.14m x 2.16m

Fully tiled, WC, wash hand basin, bath with overhead shower, frosted window.

Bedroom 4 - 4.43m x 4.48m

Located on the 2nd floor, laminate wooden floors, window to side and 2 velux window, storage to eves.

External -

Front; cobble lock drive, ample parking, walled boundary, door to side access.

Rear; walled boundary, artificial grass, raised decking, side access.

BER: C3

BER No. 111372322

Energy Performance Indicator: 216.05 kWh/m<sup>2</sup>/yr

## Features

- Gas fired central heating.
- Spacious accommodation.
- Located in cul-de-sac.
- Semi solid floors throughout.
- Stylish kitchen with ample storage.
- Off street parking.

View By Appointment

Asking Price: €375,000

