

For Sale  
By Private Treaty

grimes<sup>®</sup>

Guide Price  
€1,350,000



## 28 Mount Prospect Avenue, Clontarf, Dublin 3

- Exceptional 4-bed semi-detached family home
- Approx. 176 sq m / 1,894 sq ft
- Beautiful large fully walled rear garden of approx. 20 m in length
- Expansive private driveway
- Potential to develop (SPP)
- Desirable and sought-after location

**BER** D2



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PSRA Licence No: 001417

## Description

Grimes takes great pleasure in bringing to the market this fine home in this most desirable of locations. Kilmeedy represents a truly rare and unrivalled opportunity to purchase a dream family home presented in excellent condition. 28 Mount Prospect Avenue is a spacious semi-detached family home which is beautifully presented throughout.

This stunning residence provides spacious accommodation of outstanding elegance and quality. The current owners have refurbished and lovingly maintained the property over the years. It enjoys a prime location on Mount Prospect Avenue, which is one of Clontarf's most attractive and sought-after roads. It has an exceptionally expansive private driveway with parking for several cars and a large fully walled rear garden of approx. 20 m in length.

Accommodation on the ground floor comprises a storm porch and entrance hall, living room, dining room, extended kitchen with utility room, and an office. Upstairs there are 4 generous bedrooms (one with a shower room) and a family bathroom. There is a large attic with a Stira providing ample storage space and in addition to this, the property benefits from a large rear garden with ample space for entertaining and potential to extend, subject to planning permission.





Situated in a prime location in Clontarf; Clontarf Promenade is approximately a 10-minute walk and Clontarf and Killester Villages, with their excellent selection of restaurants and boutiques, are also within walking distance. The area is well-serviced by public transport - there is a quality bus corridor operating along the Clontarf Road providing efficient links to the City Centre; both Clontarf Road and Killester DART stations are also within walking distance. In addition to this, there is an abundance of excellent schools, restaurants, shops and sporting facilities in the immediate vicinity as well as St. Anne`s Park, Dollymount Strand and Clontarf Castle Hotel.

**Storm Porch:**

With original tiled floor

**Entrance Hall:**

Large wide hallway with understairs storage

**Living Room:**

Complete with bay window, solid wood flooring and feature fireplace

**Dining Room:**

Formal dining room with solid wood flooring and patio doors to rear

**Kitchen:**

Extended kitchen with modern countertops and presses, extended utility space and generous dining space. The kitchen comes fitted with fridge, freezer, dishwasher, double Neff oven and a 4-ring gas hob. Single door to rear

**Utility Room:**

With sink and built-in storage at eye and counter level. Plumbed for washing machine

**Office:**

Located to the front of the property

**Bedroom 1:**

Large master bedroom located at the front of the house with built-in wardrobes and wooden floors

**Bedroom 2:**

Located to the rear of the house with built-in wardrobes, wooden floors and shower room



**Bedroom 3**

Situated to the front of the house, currently in use as an office

**Bedroom 4**

Located to the front, currently in use as a home gym

**Bathroom:**

Fully tiled with WC, wash hand basin, heated towel rail and walk-in shower

**Outside:**

Large rear garden with multiple paved patio areas for entertaining and dining al fresco, mature planting, lighting and outside taps. There is also a wide side passage, large storage shed and potential to extend, subject to planning permission.

**Services:**

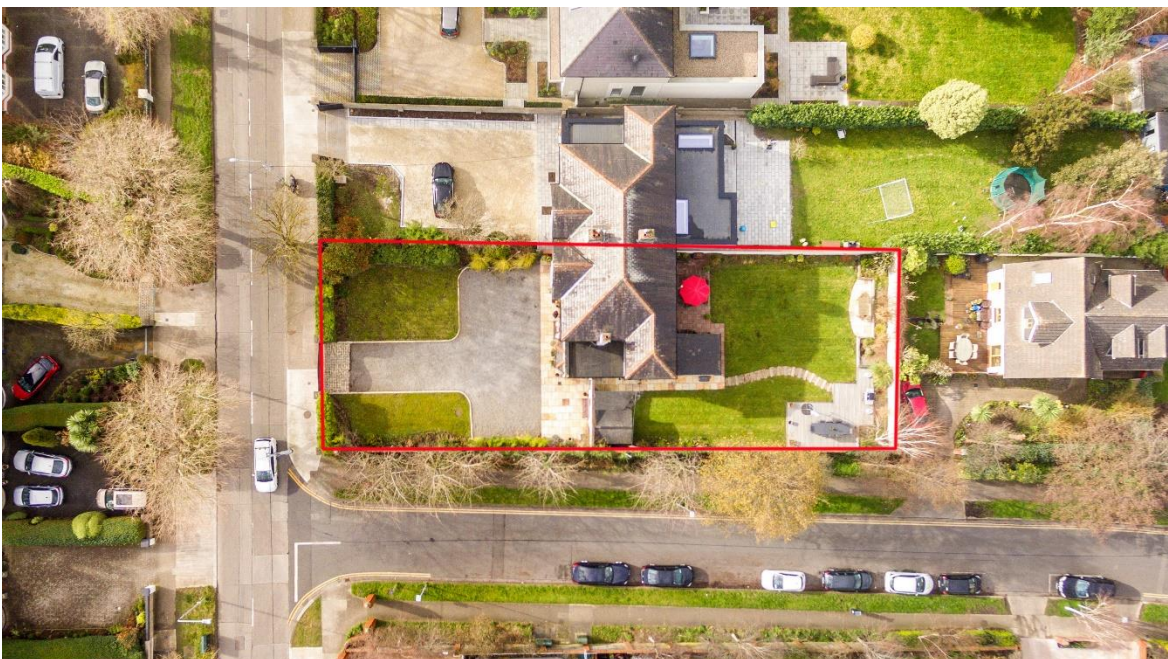
Gas fired central heating  
Large driveway with off-street parking  
Double glazed PVC windows  
Floored attic with Stira access

**BER Details:**

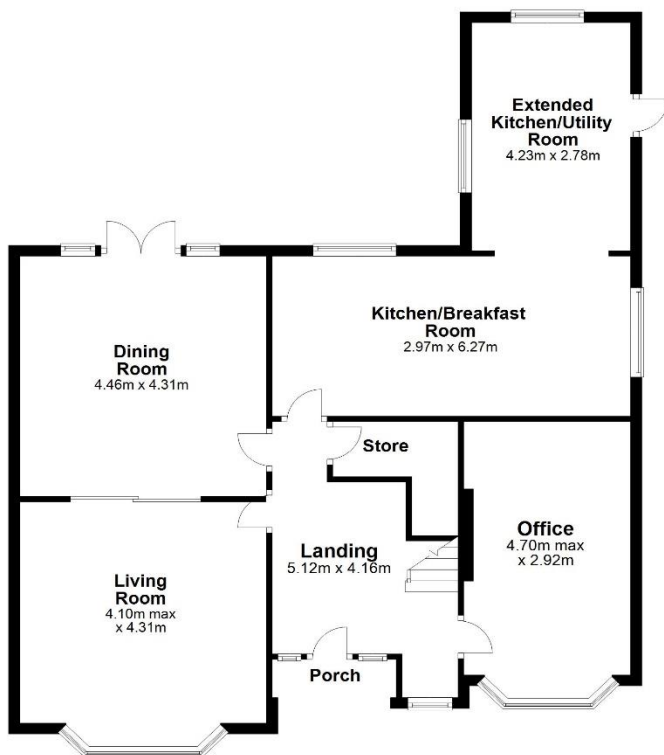
BER; D2  
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Energy Performance Indicator: 296.92 kWh/m<sup>2</sup>/yr



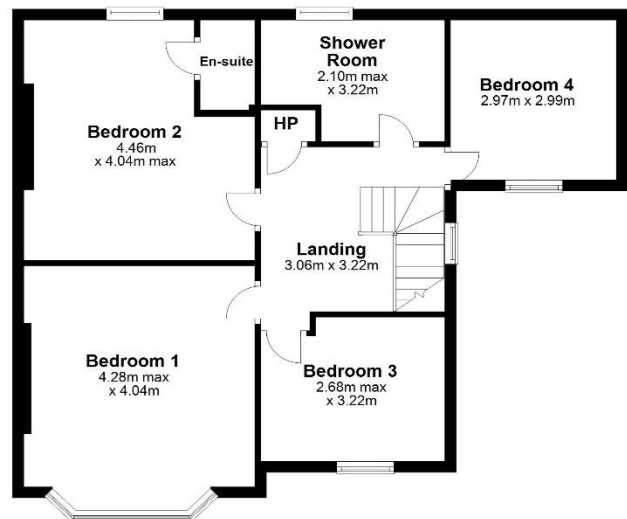




**Ground Floor**  
Approx. 103.8 sq. metres



**First Floor**  
Approx. 72.4 sq. metres



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