



22 Foyle Road, Fairview, Dublin 3

100 sq.m

DNG Fairview
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Negotiator:
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For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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22 Foyle Road, Fairview, Dublin 3

DNG are delighted to represent the sale of 22 Foyle Road, Fairview, a stunning 2 bedroom period home with a very attractive red-brick facade. Boasting a modern fully tiled bathroom, sleek white high gloss fitted kitchen and sunny west facing rear garden, this spacious property is sure to appeal to young and families looking for a walk in home in a most central location.

The accommodation extends to approx. 1,076 sq. ft. (incl. attic room) and comprises: entrance hallway, front living room with a large bay window, lounge area opening into the extended kitchen/dining room. Upstairs, there are 2 double bedrooms, a bathroom and a converted attic accessed by a stira.

The location is second to none being within walking distance of local shops, cafes, restaurants and bars, schools, Fairview Park, Westwood Gym, DCU and the beautiful seafront promenade of Clontarf. It is very well serviced by a number of bus routes and Clontarf Dart Station is only a 10 minute walk. This special property will appeal to all parties looking for a period home which is close to the city centre and on the doorstep to Fairview and Clontarf.

Accommodation

Entrance Hall - 3.81m x 1.04m

Original tongue and groove flooring, original coving and decorative ceiling rose.

Living Room - 3.68m x 3.41m

Cast-iron fireplace, original coving.

Lounge - 3.64m x 4.01m

Carpeted, open flue with wooden beam, column radiator.

Kitchen/Dining Room - 4.47m x 2.3m

White high gloss kitchen, part vaulted ceiling with velux skylight, recessed lights, french doors to rear garden.

Landing - 1.63m x 3.65m

Carpeted, stira stairs to converted attic.

Bathroom - 2.35m x 2.21m

Fully tiled, wc, whb, bath with overhead shower, recessed lighting.

Bedroom 1 - 3.34m x 4.85m

Carpeted, original cast-iron fire place.

Bedroom 2 - 3.61m x 3.1m

Carpeted, built in wardrobes, original cast-iron fireplace.

Attic Room - 4.65m x 3.14m

Accessed by a stira, carpeted, 2 x Velux skylights, exposed brick walls, recessed lighting.

Garden -

Private west facing rear garden, not over looked. Stone patio area and fully walled in.

BER G

BER No. 103959466

Energy Performance Indicator: 459.16 kWh/m²/yr



Features

- Gas fired central heating.
- Part single/double glazed windows.
- Attractive red-brick facade.
- Extended kitchen/dining with part vaulted ceiling.
- Converted attic room with exposed brickwork.
- Sunny west facing rear garden



View By Appointment

Asking Price: €425,000

