



**50 ASHBROOK, HOWTH ROAD, CLONTARF, DUBLIN 3**

SPACIOUS 3 BED SEMI-DETACHED FAMILY HOME IN A PRIME LOCATION

**BER** C2

**REA**  
**GRIMES**

## 50 Ashbrook, Howth Road, Clontarf, Dublin 3

### SPECIAL FEATURES

- Spacious semi-detached family home in a prime location
- Approx. 133 sq m / 1,435 sq ft
- Walk-in condition
- Off-street parking
- Access from Howth Road

### DESCRIPTION

REA Grimes Clontarf take great pleasure in bringing to the market this impressive home in this most desirable of locations. No. 50 Ashbrook is a bright and spacious semi-detached family home and comes to the market in turn-key condition. This is a great opportunity to acquire a fantastic family home in a much sought-after location in Clontarf.

Situated in a quiet cul-de-sac in a mature development, No. 50 is a deceptively spacious family home measuring approximately 133 sq m / 1,435 sq ft and spread over three floors. Accommodation briefly comprises of an entrance hall, storage room, kitchen / dining / living room all located on the ground floor. On the first floor, there is a double bedroom, storage room, living room and sun room while on the second floor the attic space is currently the master bedroom with en suite bathroom.

Situated just off the Howth Road, a mature and settled area, the location is second to none. Clontarf Promenade and Cycle Track are nearby, while Killester Village with its excellent selection of restaurants and shops is just a stones' throw away. The area is well serviced by public transport - there are quality bus corridors operating along the Howth Road providing efficient links to the City Centre; both Clontarf Road and Killester DART stations are within walking distance also. In addition to this, there are an abundance of excellent schools and sporting facilities in the immediate vicinity as well as St Anne's Park and Dollymount Beach.



## ACCOMMODATION

### Ground Floor

#### Entrance Hall:

Bright and spacious with wooden flooring, storage and hot press

#### Wet Room / Storage Room:

Large walk-in storage closet, plumber for WC

#### Kitchen / Dining / Living:

Kitchen with tiled floor and recently fitted McNally Kitchen, array of wall-to-floor units, integrated appliances: dishwasher, oven, hob, fridge freezer, washing machine. Living area with feature fireplace and ample dining space

#### Bedroom 2:

Large double room overlooking the front with wooden floors and built-in wardrobes

### First Floor

#### Landing:

Wooden flooring

#### Bedroom 1:

Spacious double room with wooden floors and built-in wardrobes

#### Bathroom:

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

#### Upper Living Room:

Large living room with feature fireplace and double doors to:

#### Sun Room:

Tiled floor with bar and lounge area, overlooking third hole of Clontarf Golf Club

#### Store Room:

Storage room, with plumbing for WC in place

#### Attic Room / Bedroom 3:

Currently in use as a bedroom with flooring and built-in wardrobes

#### En Suite:

Part tiled walls, WC, wash hand basin and walk-in shower



### Outside:

Rear garden with side entrance access, laid in lawn with small patio

### SERVICES

- Gas Fired Central Heating
- Alarm

### MANAGEMENT COMPANY:

Greendoor Property Management

### MANAGEMENT FEES

Approx. €275 per annum (subject to change)

### BER DETAILS

BER: C2

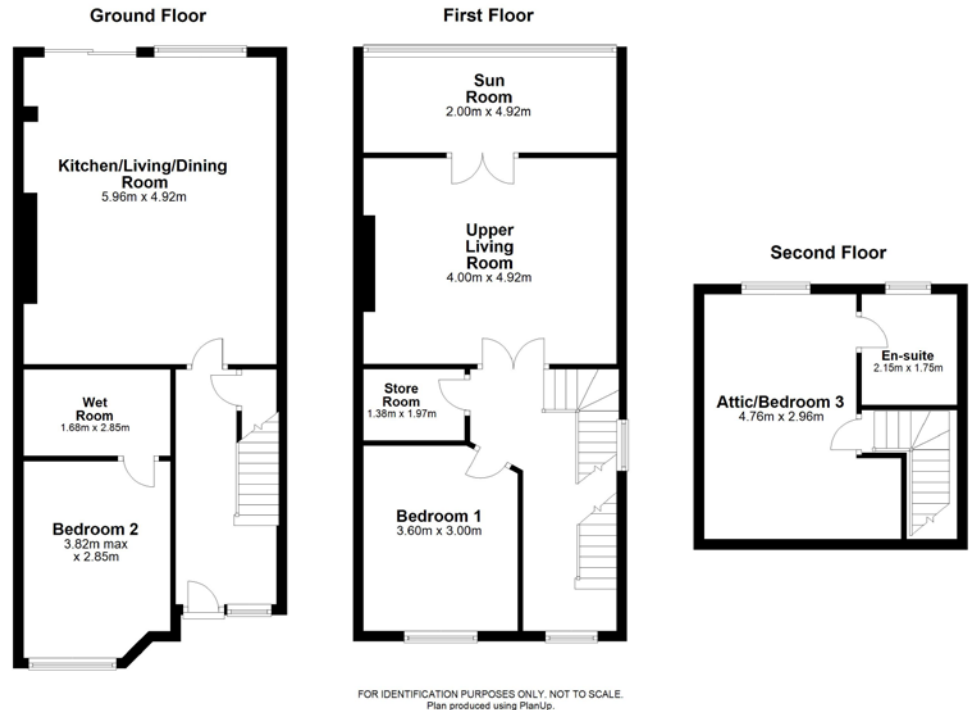
BER No.: 113454508

Energy Performance Indicator: 192.17 kWh/m2/yr



## FLOOR PLANS

For identification purposes only. Not to scale.



### REA Grimes

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