



12 ST MARY'S ROAD, EAST WALL, DUBLIN 3

2 BED MID-TERRACE HOME IN AN EXCELLENT LOCATION

BER E2

REA
GRIMES

FOR SALE BY PRIVATE TREATY

12 St Mary's Road, East Wall, Dublin 3

SPECIAL FEATURES

- 2 bed mid-terrace home
- Approx. 66 sq m / 714 sq ft
- Presented in excellent condition
- Established and sought-after location
- Off-street parking
- Walking distance to IFSC

DESCRIPTION

REA Grimes Clontarf are delighted to bring to the market this lovely home in this established location. No. 12 St Mary's Road is a charming 2 bed mid-terrace home. Presented in excellent condition throughout, this lovely home has been lovingly maintained and presents a purchaser with the opportunity to buy a property in walk-in condition. This fine property is nicely positioned within walking distance to the IFSC, Mayor Square Luas stop and Docklands DART station.

No. 12 measures approximately 66 sq m / 714 sq ft of comfortable living and bedroom accommodation. Accommodation briefly comprises of an entrance hall, living room, kitchen / dining room and shower room, while upstairs there are two double bedrooms both with built-in wardrobes. To the front is a driveway providing off-street parking. To the rear is a private and secure low maintenance garden.

Situated in East Wall, the property enjoys a convenient location with a fantastic choice of amenities within walking distance. The property is a short stroll to Fairview Park whilst also within walking distance of the IFSC. The property is approximately an 8-minute walk to the Mayor Square Luas stop and Docklands DART station. The location is also convenient to East Point Business Park, the Port Tunnel, Dublin Airport, the M1 and the M50.



ACCOMMODATION

Entrance Hall:

Entrance hall leading to stairs

Living Room:

Bright living room overlooking the front garden, with solid wood floors, open fireplace, and complete with coving and ceiling rose

Kitchen / Dining Room:

Bright kitchen / dining room with an array of wooden built-in kitchen units at eye and counter level, integrated oven and gas hob, tiled splashback, and solid wood floor and countertops, with the door leading to the rear garden

Shower Room:

Fully tiled shower room complete with WC, wash hand basin and shower

Bedroom 1:

Double bedroom with built-in wardrobes overlooking the front of the property

Bedroom 2:

Double bedroom with built-in wardrobes overlooking the rear garden



OUTSIDE

To the front is a driveway with space for off-street parking.

To the rear is a private and secure low maintenance garden.

SERVICES

- Gas Fired Central Heating
- Off-street parking
- Double glazed windows throughout
- Secure and private rear garden

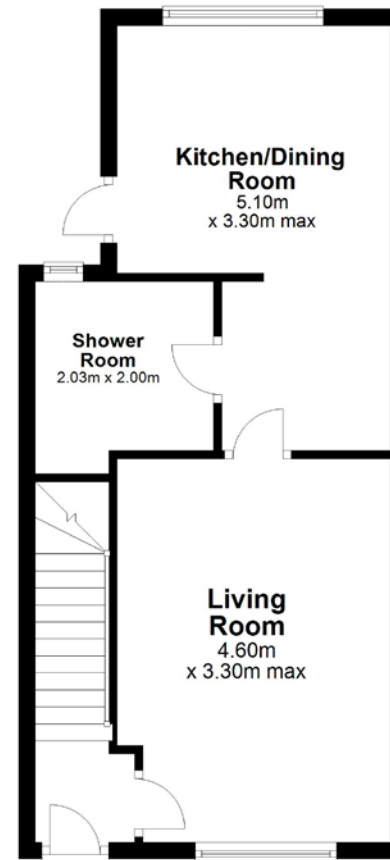
BER DETAILS

BER: E2

BER No.: 107178790

Energy Performance Indicator: 344.57 kwh/m²/yr

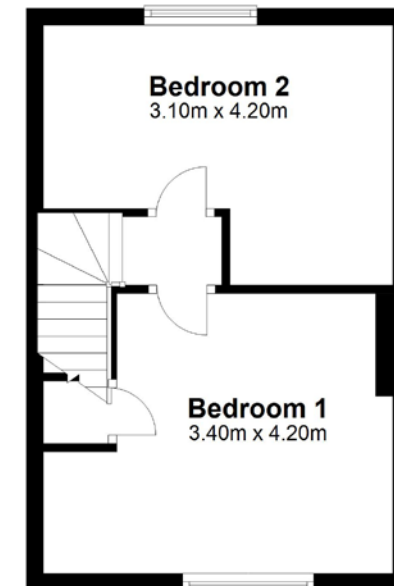
Ground Floor



FLOOR PLANS

For identification purposes only. Not to scale.

First Floor



FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE.
Plan produced using PlanUp.



REA Grimes

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