



69 St. Declan's Road, Marino, Dublin 3, D03 V6W6

92 sq.m

**DNG Fairview**  
2 Malahide Road, Fairview, Dublin 3  
T: 01 8331802 | E: fairview@dng.ie

**Negotiator:**  
Catherine Seagrave  
PSL 002049



For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).

Messrs. Douglas Newman Good for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Douglas Newman Good has any authority to make or give representation or warranty whatever in relation to this development.





## 69 St. Declan's Road, Marino, Dublin 3, D03 V6W6

DNG are proud to present to the market 69 St. Declan's Road, a most attractive Mansard style family home providing 92 sq.m. / 990 sq. ft (approx.) of generous and well-maintained accommodation. Number 69 is situated just off Griffith Avenue on a private position at the middle of this highly popular road in Marino.

Built in c. 1930's, this property has been well maintained by the current owners and a great sense of space and light prevails. The ground floor accommodation comprises of entrance hall, front and rear receptions rooms and kitchen. Upstairs are three bedrooms (two double and one single bedroom) and a family bathroom. To the front is off street parking which is bordered by a lawned area with mature shrubs. A shared pedestrian access leads to a generous sized rear garden laid out in lawn with mature hedging and shrubs.

Marino is a wonderful neighbourhood in which to live and raise a family. The local area boasts a selection of excellent schools, sports and recreational facilities, local shops, churches, cafes, restaurants, boutiques and transport services run very close by. Clontarf Dart Station, Westwood Gym and the Clontarf seafront promenade are all within a 10 minute walk and Dublin city centre is a close 1.5 km distance away.

### Accommodation

Entrance Hallway - 4.66m x 2.1m  
Laminate floor, storage closet and understair storage area.

Front Reception Room - 3.25m x 3.33m  
Laminate floor and tiled fireplace.

Rear Reception Room - 4.54m x 3.34m  
Laminate Floor and tiled fireplace.

Kitchen - 2.42m x 2.07m  
Modern fitted kitchen with integrated hob and oven. Door opening to rear garden.

Landing - 2.96m x 2.14m  
Carpet floor and access hatch to attic.

Bedroom 1 - 3.28m x 3.97m  
Double room to front with carpet floor.

Bedroom 2 - 4.56m x 3.99m  
Double room to rear with carpet and built in wardrobes.

Bedroom 3 - 3.09m x 2.13m  
Single room to front with carpet floor.

Bathroom - 1.48m x 2.87m  
Tiled floor and wall, shower cubicle with Triton T90 Electric shower, whb and wc.

Gardens -  
Front; Railed garden with driveway for off street parking and well maintained lawn. Shared side entrance to rear garden.  
Rear; Fully walled garden with hedging, well maintained lawn and Barna shed.

BER; E2  
BER No.112647870  
Energy Performance Indicator: 378.65 kWh/m<sup>2</sup>/yr

### Features

- THREE BEDROOM MID TERRACE HOME
- MANSARD STYLE PROPERTY
- EXCELLENT LOCATION JUST OFF GRIFFITH AVENUE
- CLOSE TO HOST OF LOCAL AMENITIES AND SERVICES
- PEDESTRIAN LANEWAY TO REAR
- DOUBLE GLAZED uPVC WINDOWS
- GAS FIRED CENTRAL HEATING

View By Appointment

Asking Price: €395,000

