

For Sale
By Private Treaty

grimes[®]

Guide Price

€495,000



21 Conquer Hill Avenue, Clontarf, Dublin 3

- End-of-terrace 2 bed family home
- Approx. 89 sq m / 957 sq ft
- Bright internal courtyard with patio
- Convenient and highly sought-after location
- Located minutes` walk from Clontarf Promenade

BER E2



www.grimes.ie
PSRA Licence No: 001417

Description

No. 21 is a deceptively spacious family home, with accommodation comprising an entrance hall, living room / dining room, kitchen, WC / utility room all at ground floor level. While upstairs there are two double bedrooms and a bathroom. Outside there is on-street parking right outside the door, and the property further benefits from a bright internal courtyard. Situated on Conquer Hill Avenue, a mature and settled area, the location is second to none. Clontarf Promenade and cycle track are on your doorstep, while Clontarf Village with its excellent selection of restaurants and boutiques is also within walking distance. The area is well-serviced by public transport - the 130 bus route has stops in close proximity providing easy access to the City Centre. 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, Bull Island and Dollymount Strand

Hall:

Bright and welcoming entrance hall with tiled flooring

Living / Dining Room:

Located to the front of the property, this bright room has wooden flooring, fireplace with gas insert, and sliding doors leading to the courtyard

Kitchen:

Kitchen with tiled flooring, built-in units at eye and counter level, oven, hob and extractor fan.

Single door to courtyard

WC:

With WC and wash hand basin. Plumbed for washing machine

Bedroom 1:

Large bright dual aspect double bedroom to the front of the property, with laminate wood flooring, and built-in wardrobes



Bedroom 2:

Double bedroom, with laminate floors and built-in wardrobes

Bathroom:

Fully tiled with bath with shower attachment, WC and wash hand basin

Outside:

To the front of the property there is on-street parking outside the door. There is a bright internal courtyard with patio for dining and entertaining al-fresco.

Services:

Gas Fired Central Heating

On-street parking

Internal courtyard

BER Details:

BER: E2

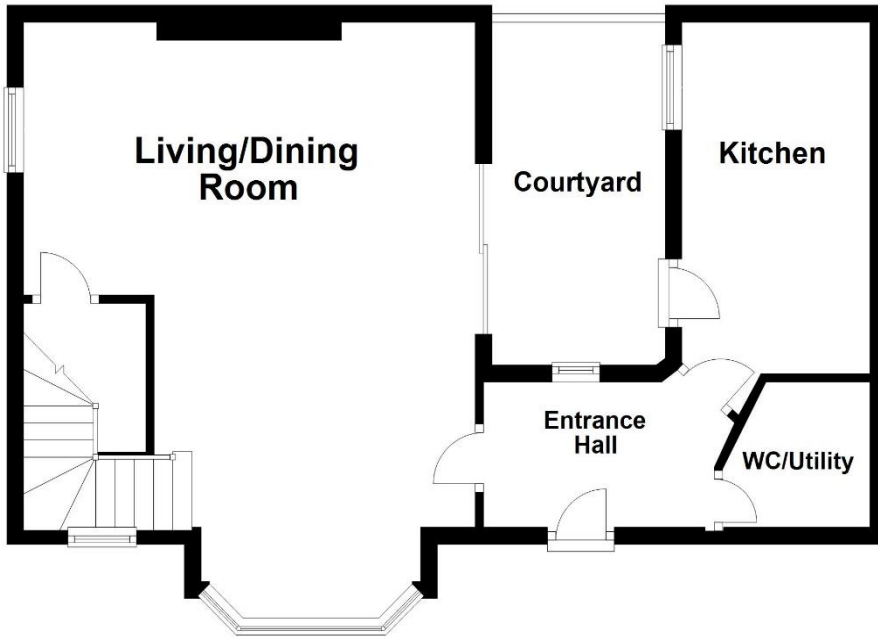
BER No. 103383626

Energy Performance Indicator: 351.05 kWh/m²/yr



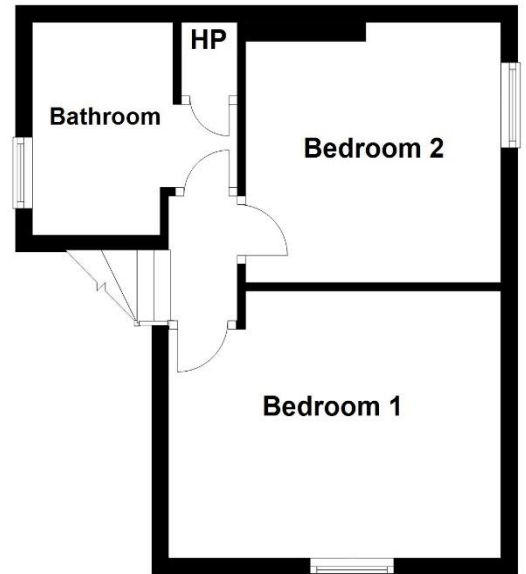
Ground Floor

Approx. 59.9 sq. metres



First Floor

Approx. 29.0 sq. metres



Grimes Clontarf
192 Clontarf Road
Clontarf
Dublin 3

W www.grimes.ie
T +353 1 8530630
E info@grimes.ie



Important Notice: Grimes and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Grimes nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Grimes nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. This brochure is issued by Grimes on the understanding that any negotiations relating to the property are conducted through it.

grimes[®]