



**10 VERNON WOOD, CLONTARF, DUBLIN 3**

2 BEDROOM MID TERRACE HOUSE WITH CONVERTED ATTIC

**BER** C2

**REA**  
**GRIMES**



## 10 Vernon Wood, Clontarf, Dublin 3

### SPECIAL FEATURES

- 2-bedroom mid terrace house with converted attic
- Approx. 78 sq m / 839 sq ft
- Converted attic room measures approx. 13.9 sq m / 149 sq ft
- Convenient and very sought-after location
- Designated car parking space

### DESCRIPTION

REA Grimes Clontarf is delighted to present 10 Vernon Wood to the market. No. 10 is a bright 2 bedroomed mid terrace home, with the added benefit of a converted attic room currently being used as a third bedroom. Brilliantly positioned in a small enclave of houses just off Vernon Avenue in the heart of Clontarf village.

No. 10 extends to approximately 78 sq m / 839 sq ft of living and bedroom accommodation, and includes a hallway, living room, and bright kitchen / diner that opens onto the private patio. There are 2 bedrooms on the 1st floor as well as a family bathroom, and the accommodation is further complimented by a converted attic room currently in use as a third bedroom. The house also benefits from designated parking.

Situated just off the superb Vernon Avenue, the location is second to none - it is the perfect opportunity for an investor or owner occupier looking for a well located and tranquil property that benefits from countless recreational amenities on its doorstep. Clontarf promenade and village with its various boutiques, cafes and restaurants are on your doorstep, while Eastpoint Business Park and Clontarf Road DART station are just a short distance away. There is a superb choice of both primary and secondary schools in the vicinity. The area is serviced by excellent transport links to Dublin city centre and beyond with a quality bus corridor on the Clontarf Road. The M50 and Dublin Airport are also within a short drive.



## ACCOMMODATION

### Entrance Hall

With access to the stairs and to the living room

### Living Room:

Bright room with wooden flooring, fireplace, and double doors leading into the kitchen / diner

### Kitchen / Dining Room:

Complete with tiled flooring, tiled splashback, and a range of built in kitchen units at eye and counter level, this room provides space for cooking and dining, and has access into the rear garden by way of sliding doors

### Bedroom 1

Double bedroom with wooden floor and built-in wardrobes

### Bedroom 2

Bedroom with wooden floor

### Bathroom:

With tiled walls, laminate wood flooring, WC, wash hand basin, bath with shower, and heated towel rail

### Attic Room:

Currently in use as a third bedroom, the top floor of this lovely home has been converted and has ample built-in storage, wooden floor, and 2 Velux windows allowing an abundance of natural light





### Outside:

To the rear of the home is a private paved garden, and there is also space to the front of the property.

### SERVICES

- Oil fired central heating
- Service Charge approx. €120 per annum (subject to change)
- Designated parking

### BER DETAILS

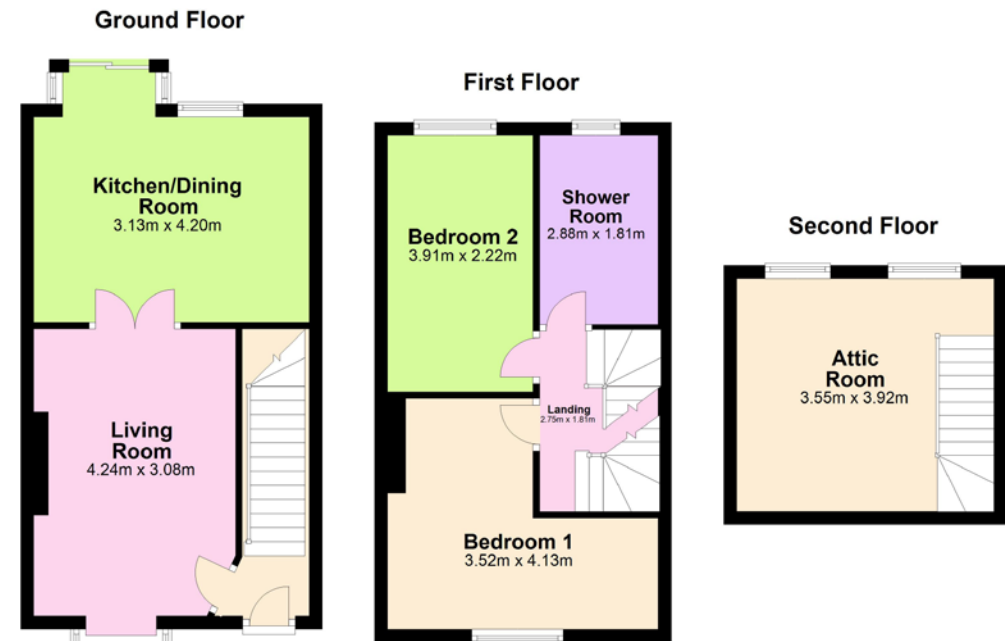
BER Rating: C2

BER No.: 105586960

Energy Performance Indicator: 196.74 kWh/m2/yr

### FLOOR PLANS

For identification purposes only. Not to scale.



### REA Grimes

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