



**62 GROSVENOR COURT, CLONTARF, DUBLIN 3**

3 BED TERRACED FAMILY HOME IN CLONTARF

**BER** C1

**REA**  
**GRIMES**



## FOR SALE BY PRIVATE TREATY

### 62 Grosvenor Court, Clontarf, Dublin 3

#### SPECIAL FEATURES

- Bright and spacious 3 bed terraced family home
- Approx. 90 sq m / 968 sq ft • South east facing rear garden
- Convenient and highly sought-after location
- Walking distance to Clontarf village and promenade

#### DESCRIPTION

REA Grimes Clontarf take great pleasure in bringing to the market this wonderful home in this most desirable of locations. No. 62 Grosvenor Court is a bright and spacious 3 bed terraced property and comes to the market in need of modernisation to the new purchasers required taste. This is a great opportunity to acquire a fantastic family home in a much sought-after location in Clontarf.

No. 62 is a deceptively spacious family home measuring approximately 90 sq m / 968 sq ft. Accommodation briefly comprises of an entrance hall, WC, living room, dining room and kitchen all downstairs. While upstairs there are 3 bedrooms and a family bathroom. The rear garden is landscaped and to the front is a driveway laid with cobblestone with off-street parking.

Situated in Grosvenor Court in Clontarf, a mature and settled area, the location is second to none. Clontarf Promenade and St Anne's Park are less than a 10 minute walk, while Clontarf and Killester Villages with their excellent selection of restaurants and boutiques are also close by. The area is well serviced by public transport - there is a quality bus corridor operating along the Howth Road providing efficient links to the City Centre and Killester DART station is within walking distance. In addition to this, there are an abundance of excellent schools and sporting facilities in the immediate vicinity.





## ACCOMMODATION

### Entrance Hall:

Accessed via a porch, with tiled floor, shoe storage and access to WC

### WC:

With WC, wash hand basin and tiled flooring

### Living Room:

Bright, spacious room to the front of the house with wooden flooring and feature fireplace with stove. Double doors to:

### Dining Room:

Large room to the rear of the property with wooden flooring and access to the rear garden

### Kitchen:

Bright and spacious featuring an array of built-in units. Plumbed for washing machine. Fridge / freezer, integrated dishwasher, integrated oven, hob and extractor fan

### Bedroom 1:

Large double bedroom overlooking the rear of the property with built-in wardrobes and wooden flooring

### Bedroom 2:

Bright double bedroom to the front of the house with built-in wardrobes and wooden flooring

### Bedroom 3:

Large single bedroom to the front of the house with built-in wardrobes and wooden flooring

### Bathroom:

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



### OUTSIDE:

To the rear is a landscaped garden laid in slabs with mature planting and bedding and to the front is a driveway laid in cobblestone with off-street parking.

### SERVICES:

- Gas Fired Central Heating
- Off-street parking

### BER DETAILS:

BER: C1

BER No.: 114349350

Energy Performance Indicator: 156.64 kWh/m /yr

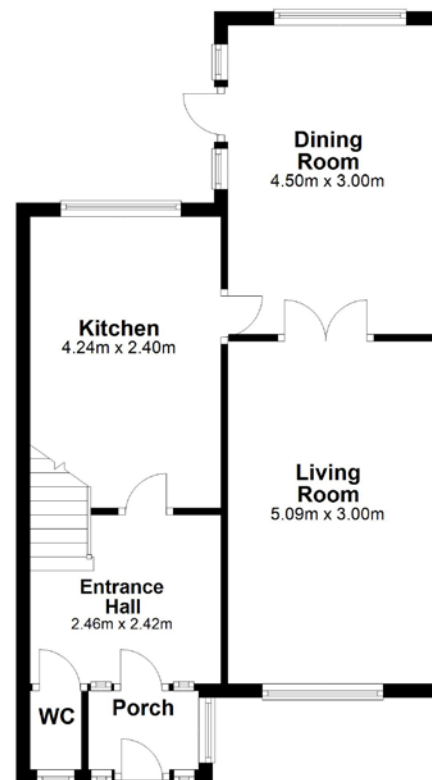


## FLOOR PLANS

For identification purposes only. Not to scale.

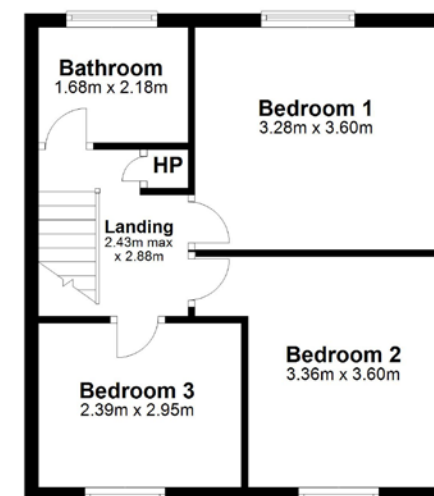
### Ground Floor

Approx. 48.8 sq. metres



### First Floor

Approx. 40.9 sq. metres



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Plan produced using PlanUp.

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**GRIMES**

### REA Grimes

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