







## DNG Fairview

2 Malahide Road, Fairview, Dublin 3

T: 01 8331802 | E: fairview@dng.ie

## Negotiator:

Mark Stafford  
& Wayne O' Brien

PSL 002049

For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.



DOUGLAS NEWMAN GOOD  
**DNG**

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.





65 Mount Prospect Avenue, Clontarf, Dublin 3.

---

6,254 sq.ft / 581 sq.m (approx.)



DOUGLAS NEWMAN GOOD  
**DNG**





# 65 Mount Prospect Avenue, Clontarf, Dublin 3.

---

DNG are delighted to present this magnificent double-fronted detached home combining contemporary style with 21st Century craftsmanship and a floor space of over 6,254 sq. ft / 581 sq. m (approx.), laid out over three levels. The interior is truly special, consisting of gracious reception rooms, bedrooms of elegant proportions and, at the heart of the house, a large open plan kitchen/family room. Naturally, the rear garden faces South, taking full advantage of the sun.

Upon entering, it is quite apparent that the standard of finish and quality building materials used have attributed to an impressive B3 energy rating. The underfloor heating (at ground level) and Carlson windows and doors throughout, ensure the energy costs are kept to an absolute minimum.

The accommodation proudly comprises entrance porch with cloakroom, reception hallway, living room, tv room/study, guest wc, kitchen/ breakfast room, utility room, pantry, family room and dining room (all opening on to the magnificent landscaped rear garden). The feature curved staircase leads to the first floor which hosts four large bedrooms, the master suite has a large, practical wet room/shower room and two walk - in dressing rooms. There are three other double bedrooms, two walk in dressing rooms and three wet room ensuite bathrooms. There are abundant storage solutions throughout this cleverly designed home. In the basement, there is a full bar with dance floor, games rooms, two guest wc's, cinema room, a gym with shower facilities and sauna.

Set behind timber electronic gates, a splendid gravel and granite drive leads to the front of the building. At the side of the property, there is a concealed parking area, the front also has parking for five to six cars, so it is ideal for the car enthusiast. Security and privacy are to the fore in this design. To the rear, the South facing garden 104 ft. (L) x 61 ft. (W)) is a very secluded and private space. There is a handcrafted water feature, two block-built sheds and an extensive use of external Italian granite tiling offering excellent scope for outdoor entertaining and dining set in an amphitheatre style.

This is a wonderful opportunity to purchase a truly unique family home on what is widely regarded as one of Clontarf's premier roads, Mount Prospect Avenue.

## Accommodation

### Porch -

Limestone tiled floor, cloakroom and services area.

### Reception Hallway -

Limestone tiled floor, triple height ceilings with atrium.

### Guest wc-

WC, whb with vanity unit, wainscoting wall.

### Living Room -

Dual aspect room with White oak floor, limestone fireplace, granite surround, ceiling coving, recessed lighting.

### TV Room / Study -

White oak floor, limestone fireplace, ceiling coving with centre rose.

### Kitchen / Breakfast Room -

Hand painted Alan Browne design kitchen with island unit, granite worktop, limestone floor, ceiling coving, 6 ring gas Britannia range. Integrated fridge freezer/dishwasher, microwave, Larder- with shelved pantry.

### Utility Room -

Access to side, wall and floor units. plumbed for washing and dryer.

### Sun Room / Family Room -

Ceiling coving, centre rose, with double doors to garden.

### Dining Room -

Ceiling coving, centre rose, white oak floor, panelled walls, access to patio/garden.

### Landing -

Gallery effect, intercom, fitted seating area.

### Hot Press -

Shelved units.

### Master Bedroom (rear) -

Large double bedroom with white oak floor and TV point.

### Ensuite -

Jacuzzi bath, feature tiled seats, wet room shower, double wash hand vanity, wc, recessed lighting and heated towel rail.

### First Walk in Dressing Room -

Attic access, built in wall and floor units

### Second Walk in Dressing Room -

Skylight, white oak floor, fitted units.

### Bedroom 2 -

Double bedroom, overlooks front garden, white oak flooring, TV point.

### Ensuite -

Jacuzzi bath, wc and wash hand basin, wet room shower, tiled floor/partly tiled walls.

### Walk in Dressing Room -

Attic access with fitted units.

### Bedroom 3 -

Double bedroom with built in wardrobe, white oak floor, TV point.

### Ensuite -

Fully tiled, wet room shower, wc, whb, heated towel rail, skylight, extractor.

### Bedroom 4 -

Double bedroom with white oak floor, TV point.

### Ensuite -

Fully tiled, walk in shower, wc and wash hand basin, skylight, heated towel rail.

### Walk in Dressing Room -

Built in units, skylight.



## Basement

### Bar

Granite bar, recessed lighting, tv point, feature slate wall.

### Dance floor

tiled and oak floor, recessed lighting, tv point.

### Games Room

white oak floor, feature ceiling.

### Cinema Room

recessed lighting and tv point.

### Gym

recessed lighting, extractor and tv point.

### Ladies wc

tiled floor, wc, double whb, tiled splashback

### Men's wc

tiled floor, wc, whb, partly tiled wall.

### Sauna Room

Sun-kis sauna, tiled floor and shower.

## Features

- Built by Coynestone Construction
- Tyler Owens Architect
- South facing garden – 104 ft. (L) x 61 ft. (W) (approx.)
- Carlson windows and doors
- GFCH with under floor heating on the ground floor
- Solid wood and door architraves

- Alarm with intercom system
- Cat 5
- Electronic gates
- Solar panels

BER: B3

BER No.110281102

Energy Performance Indicator:134.62 kWh/m<sup>2</sup>/yr

[View By Appointment](#)

**Asking Price: €2,750,000**

