



105A Ardara Avenue, The Donahies, Donaghmede, Dublin 13

96 m<sup>2</sup>

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**Negotiator:**  
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# 105A Ardara Avenue, The Donahies, Donaghmede, Dublin 13

DNG are delighted to present 105A Ardara Avenue, The Donahies, a modern, spacious 3 bedroom detached home built around 2010. The property is an ideal family home presented in walk-in condition. Attractive features include a spacious bright and airy kitchen/dining room with part vaulted ceiling, a sunny west facing sunroom and a cosy front living room overlooking the landscaped front garden. To the rear is a low maintenance garden with decked area and a large patio providing a safe play area and relaxed outside space.

The accommodation extends to a total floor area of c. 1,033 sq. ft. and comprises a spacious entrance hallway, living room, large kitchen/dining room with a utility room off, a downstairs wc and a sunroom on ground floor. The first floor accommodates three good-sized bedrooms (master en suite) and a bathroom.

The location is excellent! Situated just off the Grange Road in a quiet neighbourhood, the house is close to a variety of local amenities including schools, Donaghmede and Clare Hall Shopping Centres, Father Collins and St Anne's Parks, Trinity Leisure Centre, the Odeon cinema and several lovely beaches. Transport is well catered for in the area with Howth Junction/Donaghmede DART station and an option of buses just a short walk away.

## Accommodation

Entrance Hallway - 3.9m x 2.87m  
Tiled floor, recessed lighting.

Downstairs WC - 1.46m x 1.05m  
Fully tiled, WC, hand wash basin, chrome towel radiator, recessed lighting.

Living Room - 4.08m x 3.82m  
Semi solid oak flooring, feature fireplace (open fire), coving, recessed lighting.

Kitchen/Dining Room - 5.63m x 3.4m  
Tiled floor & splashback, fully fitted solid oak kitchen, part vaulted ceiling with recessed lighting, french doors to rear.

Utility Room - 1.83m x 1.69m  
Tiled floor & splashback, fully fitted units (plumbed for washing machine).

Sun Room - 2.25m x 2.86m  
Solid pine wood flooring, french doors to rear garden.

Landing - 3.57m x 2.15m  
Carpeted, storage cupboard.

Bedroom 1 - 3.83m x 2.7m  
Laminate wood flooring, coving.

En-suite - 1.69m x 1.09m  
Fully tiled, WC, hand wash basin, electric shower, recessed lighting.

Bedroom 2 - 3.52m x 2.75m  
Laminate wood flooring, built in wardrobe.

Bedroom 3 - 2.77m x 2.31m  
Laminate wood flooring.

Bathroom - 1.92m x 1.69m  
Fully tiled WC, hand wash basin, bath with overhead shower, chrome towel radiator, recessed lighting.

Gardens -  
Landscaped, low maintenance front and rear garden with a selection of Red Robin Laurels to the front and colourful shrubs to the rear. Side vehicular access to the rear.

BER: C3  
BER No. 107691503  
Energy Performance Indicator: 212.19 kWh/m<sup>2</sup>/yr

## Features

- Oil fired central heating.
- Double glazed uPVC windows.
- Recently constructed c 8 years old.
- Landscaped, low maintenance front and rear garden.
- West facing rear aspect.
- Off street parking to the rear.

View By Appointment

Asking Price: €350,000

