

For Sale
By Private Treaty

Guide Price

€545,000

grimes[®]



30 Croydon Park Avenue, Marino, Dublin 3

- Charming 3 bed end-of-terrace house
- Approx. 78 sq m / 839 sq ft
- Convenient and sought-after location
- On-street parking
- Incredible rear garden of approx. 98 ft with side access
- Suitable for expansive extension



www.grimes.ie
PSRA Licence No: 001417

Description

AMV €545,000 includes fixtures and fittings.

No. 30 is a deceptively spacious home with great character, measuring approx. 78 sq m / 839 sq ft. Internally the property is well laid out and there is a wonderful sense of space as one walks through the house. The bright accommodation briefly comprises entrance hall, large living room, dining room and kitchen all downstairs. While upstairs there are 3 bedrooms and a bathroom. The large private rear garden is laid in lawn with side access and parking is provided for by way of on-street parking.

Situated in Marino close to a host of amenities including a choice of well-regarded primary and secondary schools. There are numerous cafés, restaurants and bars in the surrounding area and Fairview village with its shops, restaurants and eateries is also nearby. Fairview Park and Clontarf's seafront promenade can be reached within minutes. In addition, excellent transport links include numerous bus routes in and out of the city, Clontarf Road Dart Station, Connolly Station and LUAS Stop. Rail services at Clontarf Road Station are only minutes away and St. Patricks College, DIT Bolton Street and Trinity College can all be reached within comfortable walking or cycling distance.

Entrance Hall:

Well appointed entrance hall with wooden flooring

Living Room:

Large bright living room located to the front of the house with wooden flooring and cast iron fireplace

Dining Room:

Located to the front of the house with wooden



flooring, cast iron fireplace and patio doors to the rear

Kitchen:

With a range of built-in units at eye and counter level, and an integrated extractor, hob and oven, dishwasher and fridge/freezer. Single door to rear

Bedroom 1:

Located to the front of the house, large double bedroom with cast iron fireplace and built-in wardrobes

Bedroom 2:

Located to the rear of the house, large double bedroom with cast iron fireplace and built-in wardrobes

Bedroom 3:

Single bedroom to the front of the property

Bathroom:

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

Outside:

To the rear is a large garden of approx. 98 ft in length laid in lawn with a storage shed and side access.

Services:

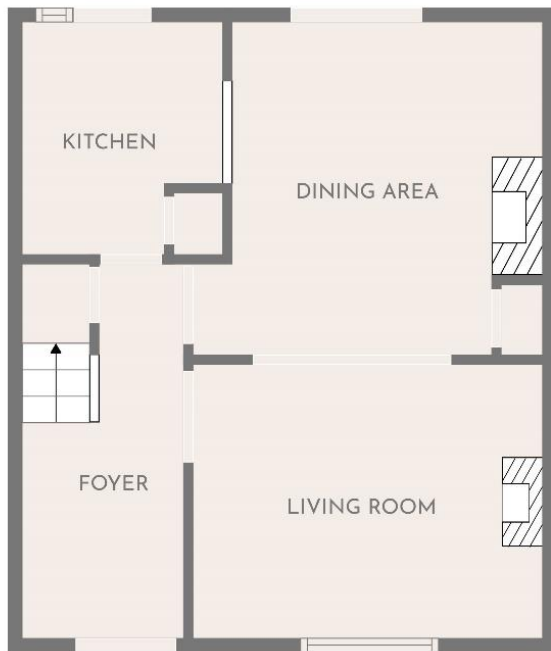
Gas fired central heating
On-Street parking

BER Details:

BER: E2
BER No: 101224871
Energy Performance Indicator: 360.87 kWh/m²/yr







FLOOR 1



FLOOR 2



Grimes Clontarf
192 Clontarf Road
Clontarf
Dublin 3

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

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