



**76 CHANEL ROAD, ARTANE, DUBLIN 5**

EXCEPTIONAL 3 BED END-OF-TERRACE FAMILY HOME

**BER** B3

**REA**  
**GRIMES**



## 76 Chanel Road, Artane, Dublin 5

### SPECIAL FEATURES

- 3 bed end-of-terrace family home in a convenient location
- Approx. 150 sq m / 1,614 sq ft
- Private and sunny large rear garden
- Ample off-street parking
- Rear access to private landscaped garden

### DESCRIPTION

REA Grimes Clontarf takes great pleasure in bringing 76 Chanel Road to the market. This exceptional three bed end-of-terrace family home has been upgraded throughout and comes to the market in walk-in condition.

No. 76 measures approx. 150 sq m / 1,614 sq ft and comes with exceptional landscaped gardens to the front and rear. Accommodation comprises an entrance hall, living room, family room and open plan kitchen / dining room all located downstairs, while upstairs there are three bedrooms, bathroom and a further bedroom in the attic space. The new owners will benefit from an up-to-date fully fitted kitchen, modern bathroom, triple glazed windows and modern gas fired central heating. There is an adjoining studio flat which comprises kitchenette / living / bedroom and bathroom.

Situated in Artane, a mature and settled area, the location is second to none. The area is well serviced by public transport - there are quality bus corridors operating along the Malahide Road providing efficient links to the City Centre. In addition to this, there are an abundance of excellent schools and sporting facilities in the nearby vicinity such as St. Anne's Park and Dollymount Strand. The M1, M50, Dublin Airport and Beaumont Hospital are also within close proximity.





## ACCOMMODATION

### Ground Floor

#### Entrance Hall:

Bright and spacious hallway with tiled flooring and under stairs storage

#### Living Room:

Bright room to the front of the property with built-in fireplace

#### Family Room:

Large open plan room overlooking the courtyard with built-in fireplace and wooden flooring

#### Kitchen / Dining Room:

Recently extended with plenty of natural lighting, modern fully fitted kitchen with tiled flooring and floor and eye level kitchen units, integrated fridge, two freezers, double oven, dishwasher and extractor fan, access to courtyard and landscaped gardens. Ample dining space with wooden flooring, sliding doors to rear

#### Landing:

With wooden flooring

#### Bedroom 1:

Large double bedroom overlooking the rear extension with wooden flooring

#### Bedroom 2:

Spacious double room located to the front of the property with built-in wardrobes

#### Bedroom 3:

Single room overlooking the front of the house with wooden floors

#### Bathroom:

Modern bathroom with tiled floor and partly tiled surround, walk-in shower (tiled with drench head shower), WC, wash hand basin

#### Attic:

Large room currently in use as a 4th bedroom with wooden flooring and under eaves storage



### Outside:

The front garden is landscaped with ample off-street parking and decorative fencing and mature planting. The private landscaped rear garden comprises a courtyard, patio and fenced on all sides. The utility shed is plumbed for a washing machine and there is a purpose built storage room at the end of the garden which could be used as a home office

### Studio:

Own door entrance, open plan with kitchenette / living / bedroom and bathroom with WC, wash hand basin and walk-in shower

### SERVICES

- Gas Fired Central Heating
- Triple glazed aluminium windows
- Alarm

### BER DETAILS

BER: B3

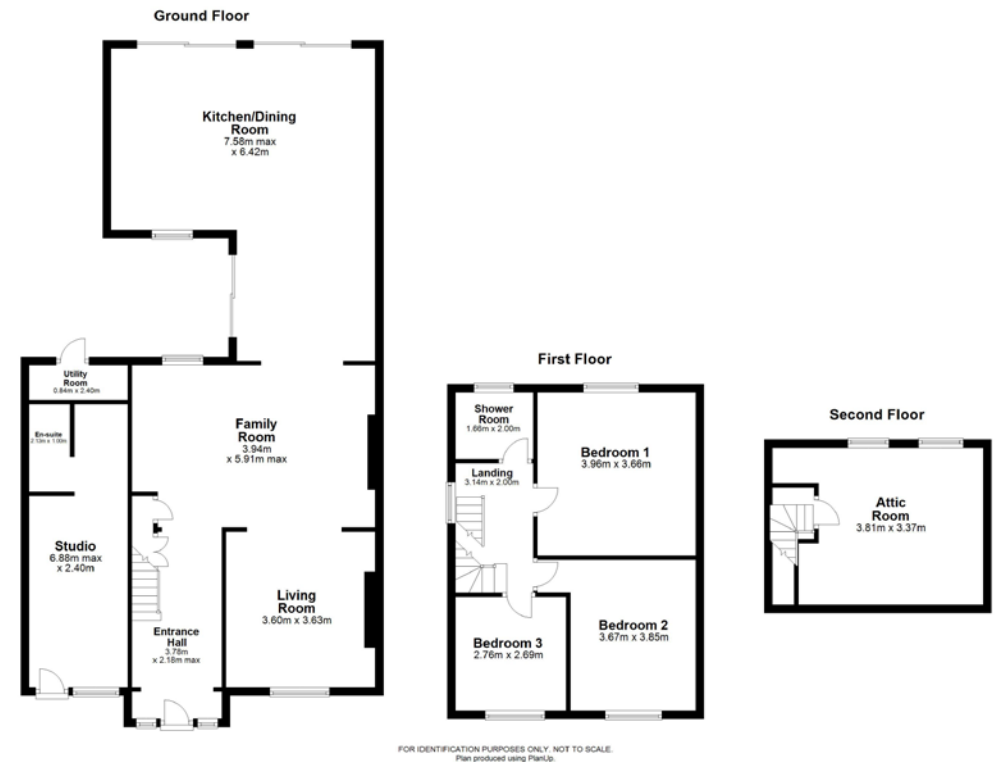
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Energy Performance Indicator: 111.18 kWh/m2/yr



### FLOOR PLANS

For identification purposes only. Not to scale.



### REA Grimes

192 Clontarf Road, Dublin, 3

Ph: +353 (0) 1 853 0630

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