



13 Marino Park Avenue, Marino, Dublin 3

78 sq.m

**DNG Fairview**  
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**Negotiator:**  
Wayne O'Brien  
PSL 002049



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

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# 13 Marino Park Avenue, Marino, Dublin 3

DNG are delighted to represent the sale of 13 Marino Park Avenue, Marino, a very well maintained three bedroom terraced home overlooking a green area and boasting a sunny south-west facing rear garden. This cosy home has been well cared for and has undergone recent upgrades including a modern fully tiled bathroom, a fully fitted light grey kitchen, additional insulation and a new gas burner. There is also a nice blend of original features such as internal doors, floors and cast-iron fireplaces. The sunny rear garden provides plenty of scope to extend and appreciate the south-westerly aspect.

The accommodation extends to a total floor area of approx. 840 sq. ft. and comprises entrance hallway, living room, kitchen/dining room, three bedrooms and a good sized bathroom.

Close to a host of local amenities and services, Marino is a truly wonderful neighbourhood in which to live and raise a family. The local area boasts a selection of excellent schools, recreational facilities, local shops, churches, cafes, restaurants, boutiques and transport services run very close by. Clontarf Dart Station, Westwood Gym and the Clontarf seafront promenade are within a 10 minute walk and Dublin city centre is only 1.5 km distance away.

Viewing is highly recommended to appreciate this most charming quality family home.

## Accommodation

Entrance Hallway - 1.66m x 4.44m

Laminate wood flooring, understairs storage.

Living Room - 3.04m x 3.93m Semi-solid wood flooring, feature cast-iron fireplace (open fire).

Kitchen/Dining Room - 3.84m x 5.17m Original tongue and groove flooring, tiled kitchen floor & splashback, recently installed fully fitted light grey kitchen, French doors to rear garden.

Landing - 2.2m x 2.18m Carpeted.

Bedroom 1 - 3.87m x 3.08m Original tongue and groove flooring, built in wardrobes, original cast-iron fireplace.

Bedroom 2 - 3.06m x 3.79m Original tongue and groove flooring, built in wardrobes, original cast-iron fireplace.

Bedroom 3 - 2.2m x 2.86m Semi-solid wood flooring.

Bathroom - 1.71m x 2.17m Fully tiled, wc, whb, bath with overhead electric shower.

Gardens - Cobble lock front driveway, walled in south west facing rear garden with mature hedging and lawned area.

BER: C1

BER No. 102014917

Energy Performance Indicator: 164.05 kWh/m<sup>2</sup>/yr



## Features

- Double glazed uPVC windows.
- Gas fired central heating.
- Upgraded kitchen, insulation and gas burner.
- Cobble-lock front driveway.
- Sunny south-west facing rear garden.
- Original internal doors, floors and fireplaces.
- Modern fully tiled bathroom.



View By Appointment

Asking Price: €435,000

