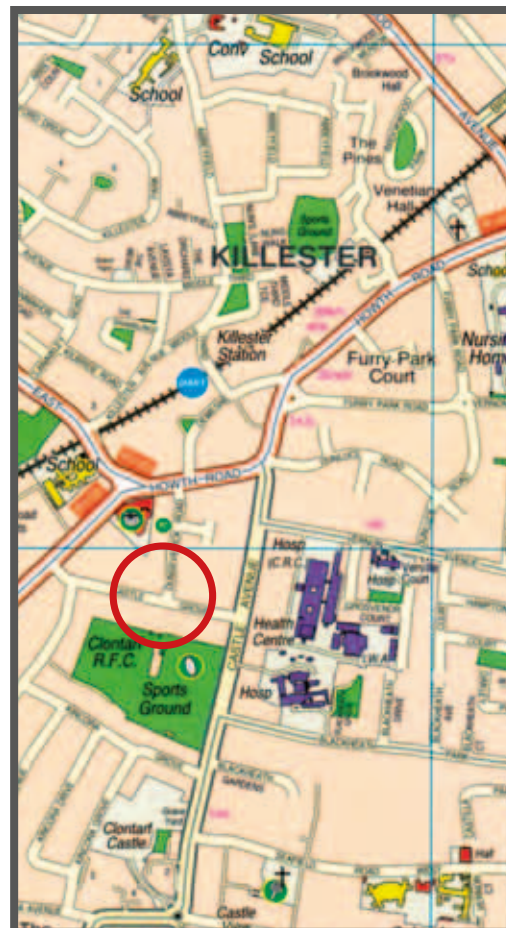




## PLANS



41 Donnybrook Road  
Donnybrook  
Dublin 4  
01 660 0333

These particulars do not constitute an offer or contract and whilst every effort has been made in preparing these particulars the details must not be relied upon as fact. Dimensions are for guideline purposes only. Viewing strictly by appointment.

SALES

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VALUATIONS

FOR SALE BY PRIVATE TREATY

15 CASTLE GROVE  
CLONTARF  
DUBLIN 3

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PROPERTY ADVISERS

01 660 0333



T 01 660 0333 E [info@eoneill.ie](mailto:info@eoneill.ie) W [www.eoneill.ie](http://www.eoneill.ie)  
41 Donnybrook Road, Donnybrook, Dublin 4





# SPECIAL FEATURES

- 4 bed semi-detached home with 120 ft s/w gardens
- Floor area extending to c. 134 sq m / 1,440 sq ft
- Wonderful aspect overlooking the grounds of Clontarf Cricket Club.
- Huge potential to upgrade and extend (subject to PP)
- Gas fired central heating.
- TV & Internet connections
- Walking distance to local shops and bus routes to City centre.
- Killester DART station nearby

# DESCRIPTION

Boasting a 120 ft south west facing garden overlooking the picturesque grounds of Clontarf Cricket Club. 15 Castle Grove is an excellent 4 bedroom semi detached family home superbly located in this much sought after neighbourhood where properties are always in constant demand. Whist requiring modernisation the house offers huge potential to upgrade and extend (subject to the necessary planning permission). A major attraction is the delightful south west facing rear garden complete with gold fish pond and deck and meandering lawn with a wonderful aspect beside the cricket grounds. The property is conveniently situated off Castle Avenue within walking distance to local shops, schools, local transport and the well known Clontarf Castle Hotel.

# ACCOMMODATION

- Entrance Lobby.**
- Hall** 3.81m x 2.35m with storage under stairs. Cloakroom.
- Shower room** 1.79m x 1.76m fully tiled, whb, wc, electric shower, extractor fan.
- Lounge** 3.96m x 3.66m cut stone fireplace with gas fire.
- Breakfastroom** 4.02m x 2.69m built in cupboards, arch thru' to:
- Livingroom** 3.87m x 3.63m brick surround fireplace with electric fire, door to
- Conservatory** 3.67m x 3.20m tiled floor. Door to garden.

- Kitchen** 2.86m x 2.16m with fitted wall and base units, dishwasher, ceramic hob, eye level oven, tiled walls and floor.
- Utility room** 2.43m x 1.18m with tiled walls and floor. Door to garden.
- Upstairs:**
- Landing** 3.2m x 2.75m
- Bedroom (1)** 2.59m x 2.42m built in wardrobe
- Bedroom (2)** 4.04m x 3.67m with tiled fireplace.
- Bedroom (3)** 3.90m x 3.85m with built in wardrobes. Views towards cricket grounds and Dublin mountains in the distance.
- Bedroom (4)** 2.72m x 2.02
- Bathroom** 1.81m x 1.75m with whb, wc and bath with overhead shower.
- Seperate WC.**
- Outside:**

Tarmac driveway to front with parking for 2/3 cars. Garage 3.04m x 2.60m (originally bigger).

Reag garden 36m x 9.5m featuring sun deck, barna shed, fish pond, extensive lawn with a variety of shrubs, apple tree, floor beds and mature hedging. Views of cricket ground.

