

For Sale
By Private Treaty

Guide Price

€925,000

grimes[®]



70 Stiles Road, Clontarf, Dublin 3

- Bright and spacious 3 bed semi-detached family home
- Approx. 145 sq m / 1,560 sq ft
- Convenient and highly sought-after location
- Private south east facing rear garden
- Garage for storage and side access

BER C1



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PSRA Licence No: 001417

Description

Built in 1945, No. 70 is a spacious family home measuring approximately 145 sq m / 1,560 sq ft. Accommodation briefly comprises of an entrance hall, two interconnecting reception rooms, large extended kitchen / dining / family room, a garage which has been converted into a utility and storage room, and a WC all downstairs. While upstairs on the first floor there are 3 bedrooms and a family bathroom. The large south east facing rear garden is laid out in lawn and mature planting with multiple patios - perfect for dining al fresco. To the front is a large driveway with off-street parking and lawn and a garage that leads to a covered side passage for storage.

Situated on The Stiles Road, a mature and settled area, the location is second to none. Clontarf Promenade is a couple of minutes` walk, while Clontarf Village with its excellent selection of restaurants and boutiques is also nearby. The area is well serviced by public transport - there is a quality bus corridor operating along the Clontarf Road and Howth Road providing efficient links to the City Centre and both Clontarf Road and Killester DART stations are also within walking distance. In addition to this, there are an abundance of excellent schools and sporting facilities in the immediate vicinity as well as St Anne`s Park, the promenade and cycle track, and Dollymount Beach.

Entrance Hall:

Large bright hallway, accessed through a porch, with semi solid wooden floors, cloak room and alarm panel



Living Room:

Large, bright reception room with a bay window and solid wooden flooring, feature fireplace with wooden surround. This room has sliding double doors leading to the next reception room

Dining Room:

A second large reception room with solid wooden flooring and feature fireplace with wooden surround. Patio doors to the rear

Kitchen / Family Room:

Large extended room with side patio doors leading to the rear garden. The kitchen is fitted with an array of modern wall-to-floor units, a range of integrated appliances, and wooden countertops. There is also a spacious island with seating and ample space for dining. Skylights provide an abundance of natural light to this lovely open plan room

WC:

With tiled floor, WC and wash hand basin. Plumbed for washing machine

Bedroom 1:

Spacious double room located to the front of the property with bay window

Bedroom 2:

Large double room overlooking the rear garden

Bedroom 3:

Bedroom overlooking the front with built in wardrobe and solid wooden floor

Bathroom:

Tiled walls, wooden flooring, wall mounted WC, wash hand basin, bath with shower attachment and storage press



Attic

Floored attic with access ladder and electric light

Outside:

The front garden is laid out in lawn with mature planting and a driveway providing ample off-street parking. To the rear there is a large private garden laid predominately in lawn with mature planting, and three separate stone patio areas. Outside water tap and eco water saving devices at the front and back of the house.

Services:

- Gas Fired Central Heating
- South east facing rear garden
- Driveway with Off-street parking
- New boiler and external insulation
- Double glazed windows
- Solar tubes installed circa 2010
- Alarm

BER Details:

BER: C1
BER No.: 117531897
Energy Performance Indicator: 162.74 kWh/m²/yr







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