



16 Elm Mount Avenue, Beaumont, Dublin 9

95 sq.m

**DNG Fairview**  
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**Negotiator:**  
Rachel Cunningham  
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For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).

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## 16 Elm Mount Avenue, Beaumont, Dublin 9

DNG are delighted to present to the market this charming 3 bedroom family home neatly positioned on a large corner site on Elm Mount Avenue. There is a large and sunny private garden to the rear of c. 145 SqM offering excellent potential for a large extension (subject to planning permission and guidelines) whilst still retaining a fantastic outdoor space. Whilst in need of modernisation, the property offers bright and spacious living accommodation throughout affording a new owner the perfect opportunity to create a fantastic family home in a most sought after and mature location.

Accommodation includes a tiled entrance porch, bright entrance hallway with kitchen off and interconnecting living and sitting rooms with access to the rear garden. Upstairs are three good size bedrooms to include two double and one single and a fully tiled family bathroom. Further enhanced by a large driveway to the front and garage to the rear, the property generously caters for young families and first time buyers alike.

There are a host of amenities close by including DCU, Beaumont Hospital, local parks, primary and secondary schools, sporting clubs and excellent shopping at Artane Castle, Northside and OMNI Shopping Centre with new Lidl supermarket and Marks and Spencers Food Hall. The area is also well serviced by a choice of bus routes and is convenient to the M50, M1 and Dublin Airport.

### Accommodation

Entrance Porch - 0.89m x 2.09m  
Tiled entrance porch

Entrance Hallway - 3.67m x 2.2m  
With quality fitted carpet and under stairs storage

Living Room - 3.43m x 3.69m  
With quality fitted carpet, wood surround fireplace and built-in wood display cabinets

Sitting Room - 4.01m x 3.73m  
With quality fitted carpet, wood surround fireplace and large sliding door to rear garden

Kitchen - 3.0m x 2.21m  
Original galley style kitchen

Landing - 3.21m x 2.21m  
With carpet flooring and attic hatch

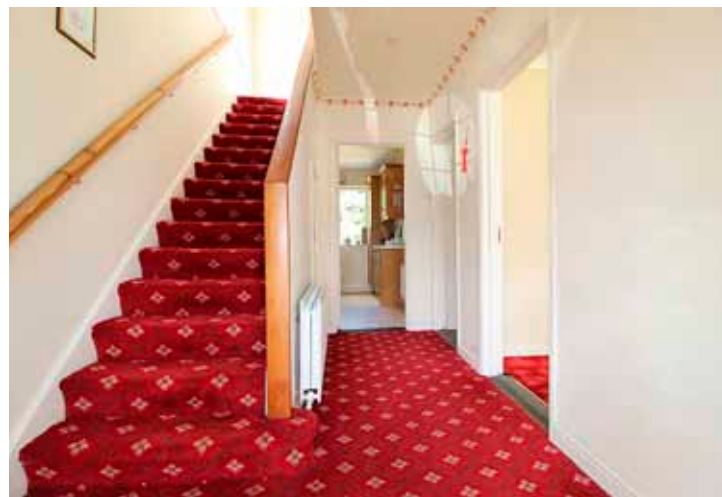
Bedroom 1 - 4.0m x 3.51m  
Large double bedroom to rear with built-in wardrobes

Bedroom 2 - 3.44m x 3.21m  
Double bedroom to front with built-in wooden wardrobes

Bedroom 3 - 2.51m x 2.55m  
Single room to front with carpet flooring and built-in wardrobes

Bathroom - 2.21m x 1.9m  
Fully tiled family bathroom with walk-in shower area, Triton T90 electric shower, WC and WHB

BER: F BER No. 111080867  
Energy Performance Indicator: 418.92 kWh/m<sup>2</sup>/yr



### Features

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- LARGE AND SUNNY REAR GARDEN OF c. 145 SqM
- EXCELLENT POTENTIAL TO EXTEND SUBJECT TO P.P
- GENEROUS PROPORTIONS THROUGHOUT
- DOUBLE GLAZING
- GARAGE TO REAR
- DRIVEWAY TO FRONT
- OFF STREET PARKING AND AMPLE ON STREET PARKING

View By Appointment

Asking Price: €395,000

