



135 KINCORA ROAD, CLONTARF, DUBLIN 3

BRIGHT AND SPACIOUS 3 BED TERRACED FAMILY HOME

BER D2

REA
GRIMES

FOR SALE BY PRIVATE TREATY

135 Kincora Road, Clontarf, Dublin 3

SPECIAL FEATURES

- Bright and spacious 3 bed terraced family home
- Approx. 106.8 Sq m / 1,149.58 sq ft
- Large rear garden of approx. 120 ft with vehicular laneway access
- Convenient and highly sought-after location
- Walking distance to Clontarf village and promenade

DESCRIPTION

REA Grimes Clontarf take great pleasure in bringing to the market this fantastic family home in this most desirable of locations. No. 135 Kincora Road is a spacious 3 bed terraced property and comes to the market in need of modernisation. This is a great opportunity to put your own stamp on a great home in a much sought-after location.

No. 135 is a deceptively spacious family home measuring approximately 106.8 Sq m / 1,149.58 sq ft Accommodation briefly comprises of an entrance hall, living room, dining room, and kitchen / breakfast room all downstairs. While upstairs there are 3 bedrooms, WC, and a family bathroom. The large rear garden is laid with lawn with rear laneway access, and to the front is a driveway with off-street parking.

Situated in Clontarf, a mature and settled area, the location is second to none. Clontarf Promenade and St. Anne's Park are a 10 minute 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 130 bus stop close by which provides quick access to the City Centre and Killester DART station is within walking distance also. In addition to this, there are an abundance of excellent schools and sporting facilities in the immediate vicinity - Belgrove Boys and Girls School are a 5 minute walk along with Clontarf Cricket and Rugby Club.



ACCOMMODATION

Entrance Hall:

With laminate wood flooring and understairs storage

Living Room:

With laminate wood flooring, open fireplace with a wooden and tiled surround. Double doors lead to:

Dining Room:

Leading on from the living room, complete with a fireplace with wooden and tiled surround and gas insert

Kitchen / Breakfast Room:

With an array of built-in units at eye and counter level, tiled floor and tiled splashback

Bedroom 1:

Double bedroom with wooden floors and built-in wardrobes, located to the front of the property

Bedroom 2:

Large double bedroom located to the rear of the property with laminate flooring

Bedroom 3:

Generous single bedroom with laminate flooring overlooking the front of the property

Bathroom:

With bathtub, wash hand basin, tiled floor and part tiled walls

W.C.:

Separate WC, with tiled floor



OUTSIDE

To the front is a cobble locked driveway and to the rear is a large rear garden with vehicular laneway access

SERVICES

- Gas Fired Central Heating
- Large rear garden of approx. 120 ft
- Off-street parking

BER DETAILS

BER: D2

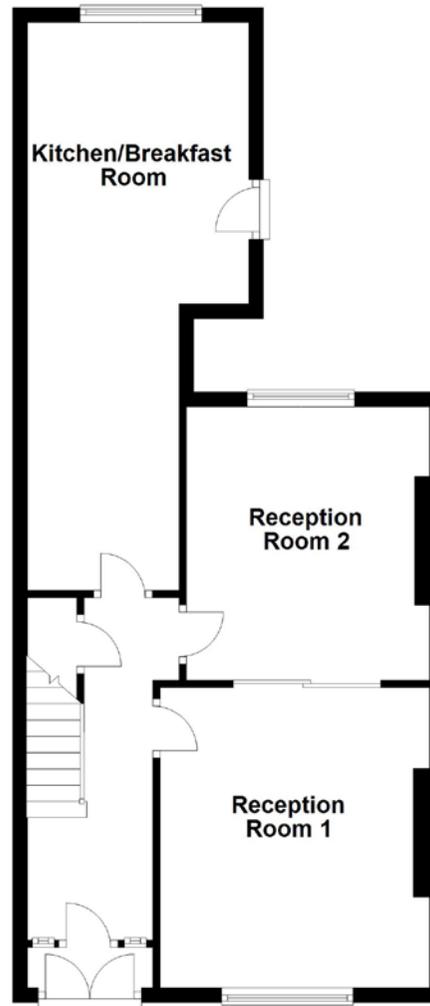
BER No.: 114384266

Energy Performance Indicator: 284.94 kWh/m²/yr



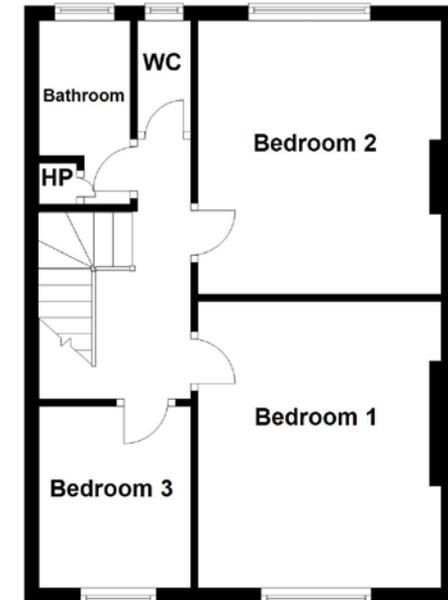
Ground Floor

Approx. 58.4 sq. metres



First Floor

Approx. 41.2 sq. metres



FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE.
Plan produced using PlanUp.



REA Grimes

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