

For Sale
By Private Treaty

grimes[®]

Guide Price

€595,000



54 Ardcollum Avenue, Artane, Dublin 5

- Exceptional 3-bed semi-detached family home
- Approx. 127 sq m / 1,367 sq ft
- Beautiful west facing garden with laneway access
- Renovated and extended to the highest standards
- Attic conversion with en suite
- Desirable and highly sought-after location in a quiet cul-de-sac

BER D2



www.grimes.ie
PSRA Licence No: 001417

Description

Grimes take great pleasure in bringing to the market this fine home in this most desirable of locations. 54 Ardcollum Avenue represents a truly rare and unrivalled opportunity to purchase a dream family home presented in excellent condition. Number 54 is a spacious semi-detached family home which is beautifully presented throughout.

This stunning residence provides spacious accommodation of outstanding elegance and quality. The current owners have refurbished and lovingly maintained the property over recent years. Accommodation on the ground floor comprises entrance hall, WC, extended kitchen / living room / dining room, play room, utility room and garage. Upstairs there are 3 generous bedrooms and a family bathroom. At attic level there is a further 4th bedroom and shower room. The property further benefits from a west facing rear garden with laneway access and ample space for entertaining and dining.

Situated in Artane, a mature and settled area, the location is second to none. The area is well-serviced by public transport - there are quality bus corridors operating along the Malahide Road and providing efficient links to the City Centre. 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 which is just a short stroll away. The M1, M50, Dublin Airport and Beaumont Hospital are also within close proximity.



Entrance Hall:

Large wide hallway with under stairs storage

WC:

Newly renovated with WC and wash hand basin

Kitchen / Dining / Living Room:

Extended kitchen with modern countertops, presses and breakfast bar. Extended utility space and generous dining space with slider doors to newly paved patio. The kitchen comes fitted with full size integrated fridge and freezer, pantry, dishwasher, Cookmaster Range dual oven with 7-ring gas hob. Large living-dining area with herringbone flooring and feature fireplace with stove insert. Pocket doors to playroom

Play Room:

Bright room to the front of the house with built-in desks and storage units

Utility Room:

With built-in storage at eye and counter level. Plumbed for washing machine and tumble dryer

Bedroom 1:

Large bedroom located at the back of the house with built-in wardrobes and wooden floors

Bedroom 2:

Located to the front of the house with built-in wardrobes and wooden floors

Bedroom 3:

Situated to the front of the house, currently in use as a nursery

Attic Conversion:

With newly renovated shower room and ample storage space, currently used as 4th bedroom

Bathroom:

Fully tiled with WC, wash hand basin, heated towel rail and bath with shower attachment

Outside:

West facing rear garden with paved patio area for entertaining and dining al fresco, mature planting, lighting, outside taps and sockets. There is also a garage to the side of the property.



Services:

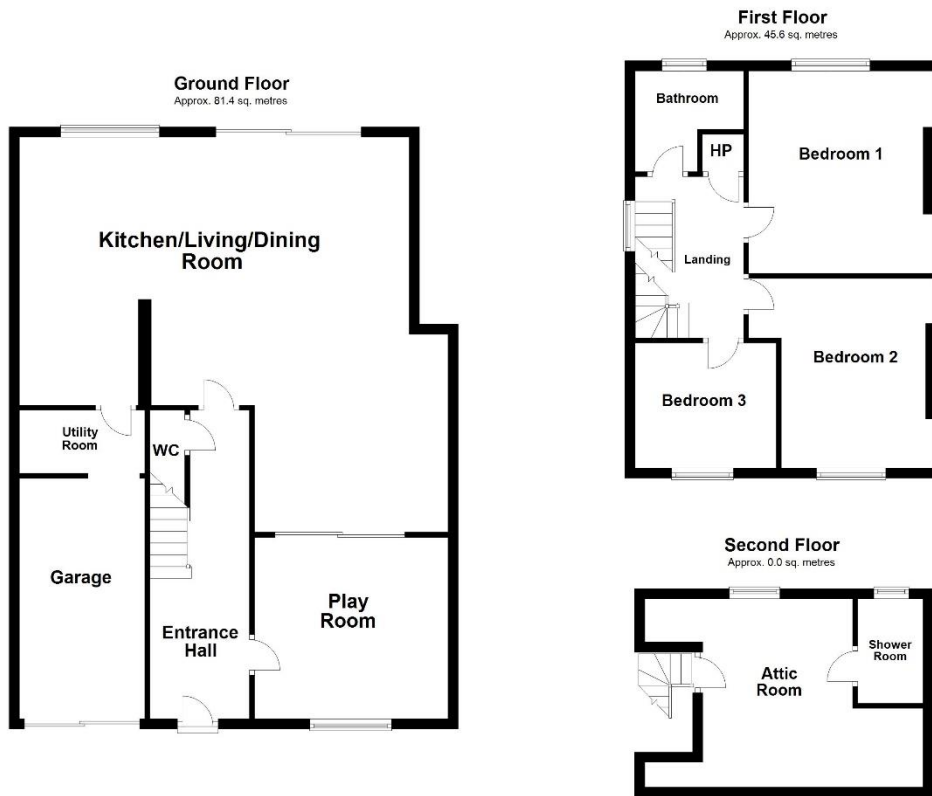
- Gas fired central heating
- Multi-fuel stove
- Large driveway with off-street parking
- Double glazed PVC windows
- Converted attic

BER Details:

- BER; D2
- BER No; 107719411
- Energy Performance Indicator: 270.64 kWh/m²/yr







Grimes Clontarf
 192 Clontarf Road
 Clontarf
 Dublin 3

W www.grimes.ie
T +353 1 8530630
E info@grimes.ie



Important Notice: Grimes and the Vendor/Lessor give notice that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Grimes nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Grimes nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. This brochure is issued by Grimes on the understanding that any negotiations relating to the property are conducted through it.