



7 ST. AIDAN'S PARK AVENUE, MARINO, DUBLIN 3

3 BED MID-TERRACE FAMILY HOME IN A CONVENIENT LOCATION

BER E2

REA
GRIMES

7 St. Aidan's Park Avenue, Marino, Dublin 3

SPECIAL FEATURES

- 3 bed mid-terrace family home • Approx. 98 sq m / 1,050 sq ft • Ideal refurbishment opportunity
- Sought after and convenient location • Off-street parking • Walking distance to Clontarf Road DART station

DESCRIPTION

REA Grimes Clontarf take great pleasure in bringing to the market this lovely family home in this most desirable of locations. No. 7 St Aidan's Park Avenue is a spacious 3 bed mid-terrace family home. Although in need of refurbishment, this property affords a purchaser the opportunity to truly put their own stamp on this lovely home. This fine property is nicely positioned only moments from Fairview village and approximately 10 minutes' walk to Clontarf Road DART Station.

No. 7 is a spacious family home measuring approximately 98 sq m / 1,050 sq ft of comfortable living accommodation. Accommodation briefly comprises of porch, entrance hall, dining room, living room and kitchen all located downstairs, while upstairs there are 3 bedrooms and a family bathroom.

Situated in Marino the property enjoys a convenient location with a fantastic choice of amenities within comfortable walking distance. The property is a short stroll to Fairview village whilst also within walking distance to Dublin city centre. The property is approximately a 3 minute walk to the No. 123 Dublin Bus stop with regular departures to the City Centre, as well as being less than a 10 minute walk to Clontarf Road DART Station. There are a host of amenities within the local vicinity including shops, cafes, Fairview Park and Westwood Clontarf to name a few. The location is also convenient to the airport, the M1 and the M50.



ACCOMMODATION

Entrance Hall:

Accessed through a porch, a welcoming entrance hall with 2 storage closets and under stairs storage

Dining Room:

To the front of the property with feature fireplace

Living Room:

To the rear of the property with feature fireplace

Kitchen:

To the rear of the property with access to the garden, complete with built in kitchen units at eye and counter level

Bedroom 1:

Large double bedroom overlooking the rear garden

Bedroom 2:

Double bedroom overlooking the front garden

Bedroom 3:

Single bedroom overlooking the front garden

Bathroom:

Complete with WC, wash hand basin, bath and separate shower



FLOOR PLANS

For identification purposes only. Not to scale.

Outside:

To the front is a paved driveway with ample space for off-street parking. The rear garden is paved and contains a greenhouse and block-built storage shed, while there is additional garden space behind the shed laid out in lawn.

SERVICES

- Oil Fired Central Heating
- Off-street parking
- Shared gated side passage to the rear garden

BER DETAILS

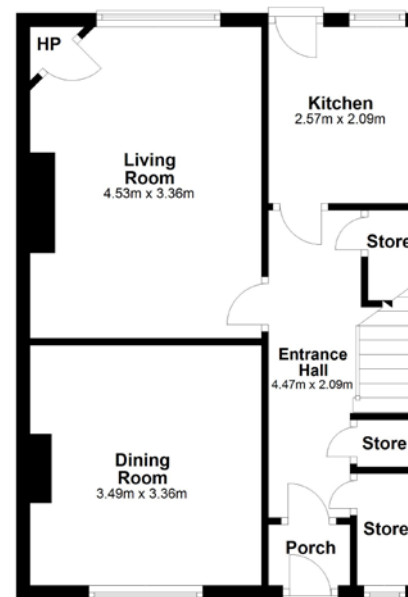
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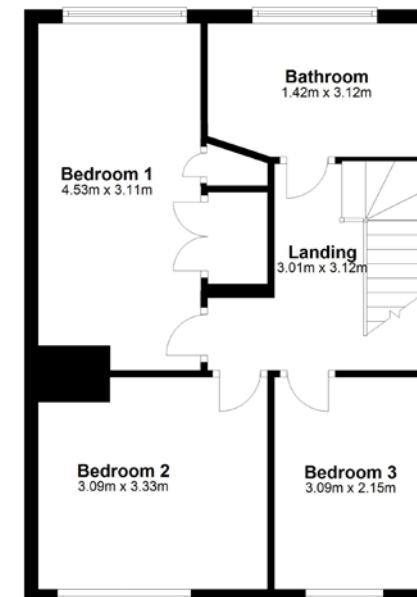
Energy Performance Indicator: 362.99 kWh/m /yr



Ground Floor



First Floor



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REA Grimes

192 Clontarf Road, Dublin, 3

Ph: +353 (0) 1 853 0630

PRSA 001417

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