



302 Grace Park Manor, Drumcondra, Dublin 9

c. 1,055 sq. ft. / 98 m²

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302 Grace Park Manor, Drumcondra, Dublin 9

DNG are delighted to represent the sale of 302 Grace Park Manor, Drumcondra, a luxurious 3 double bed roomed third floor apartment with an enviable South West facing wrap around balcony. This stunning apartment has been upgraded and maintained to the highest standards boasting a new atc digital electric low energy heater and provides spacious, light-filled accommodation throughout. Each bedroom has newly fitted carpets with Scotchgard Carpet Protection, built in wardrobes and have generous proportions. The bright, wrap around balcony boasts views across Dublin City to the Dublin Mountains and coastline with the Spire and Croke Park also in view.

The accommodation extends to a total floor area of c. 1,055 sq. ft. comprising entrance hallway with large storage room off, open plan kitchen/dining/living room, corner sliding doors to the spacious balcony, 3 double bedrooms (master en suite) and a bathroom.

Grace Park Manor is within strolling distance of Drumcondra Village with its excellent selection of local amenities and services including shops, churches, cafe & restaurants, pubs, sports and recreational facilities, DCU and St Patricks College. Clontarf Seafront Promenade, Drumcondra train station, Clontarf DART Station, St. Annes Park and Beaumont Hospital are all within a 5 minute drive away. Dublin City Centre, the M50 and Dublin Airport are also easily accessible from this location.

Accommodation

Entrance Hallway - 7.57m x 1.07m
L-shaped hallway with spacious storage closet off, coving.

Kitchen/Living/Dining Room - 7.22m x 5.06m
Semi-solid oak flooring, feature fireplace with electric inset, fully fitted Beech shaker style kitchen with tiled splashback and appliances, coving, corner sliding doors to the stunning south-west facing wrap around balcony (1.52 x 7.2).

Bedroom 1 - 5.57m x 2.78m
Newly carpeted, built in wardrobes.

En Suite - 1.84m x 1.71m
Tiled floor, splashback and shower, wc, whb, corner pump shower.

Bedroom 2 - 5.52m x 2.6m
Newly carpeted, built in wardrobes, bay window.

Bedroom 3 - 5.52m x 2.55m
Newly carpeted, built in wardrobes, bay window.

Bathroom - 2.26m x 2.21m
Tiled floor, splashback and bath surround, wc, whb, bath.

BER: D1
BER No. 100905447
Energy Performance Indicator: 234.96 kWh/m²/yr



Features

- Double glazed windows.
- Upgraded electric storage heating system.
- Newly fitted carpets and soundproof underlay in the bedrooms.
- Semi-solid wood flooring in the living areas.
- Stunning south-west facing balcony with views across the city to the Dublin mountains and coastline.
- Third floor apartment c. 1,055 sq. ft. of luxurious accommodation.

View By Appointment

Asking Price: €405,000

