



32 MILLMOUNT AVENUE, DRUMCONDRA, DUBLIN 9

MID-TERRACE 2 BEDROOM REDBRICK HOUSE



REA
GRIMES

FOR SALE BY PRIVATE TREATY

SPECIAL FEATURES

- Mid-terrace 2 bedroom redbrick house
- Approx. 71 sq m / 764 ft
- Ideal refurbishment project
- Convenient and sought-after location
- South facing rear aspect
- Laneway access to rear garden

REA Grimes Clontarf are delighted to bring 32 Millmount Avenue to the market. This is an excellent opportunity for a discerning purchaser to truly put their own stamp on this charming redbrick property and would make an ideal refurbishment opportunity. Built approx. 1920 the property retains original features such as solid wood floors, fireplaces and coving.

Extending to approx. 71 sq m / 764 ft, accommodation comprises in brief an entrance hall, 2 reception rooms and a small kitchen on the ground floor, while upstairs there are 2 bedrooms (one double and one small single) and a family bathroom. The rear garden has access via a laneway that runs along the back of the terrace, and the garden enjoys an enviable south facing aspect. Parking is available on the street.

The location is second to none – Millmount Avenue is a quiet and settled area but located just a stones throw from the popular Drumcondra Road, with its numerous restaurants and boutiques. Griffith Park is less than 100 meters walk, and the National Botanic Gardens are only a 10-minute walk. The area is serviced by excellent transport links to the City Centre and beyond, with a quality bus corridor on the Drumcondra Road, and the DART station is a ten-minute walk. There is an excellent choice of primary and secondary schools, and DCU St Patrick's Campus is also nearby.

ACCOMMODATION

Entrance Hall:

with original wooden floor and coving, and under stair storage

Reception Room 1:

located at the front of the property with open fire, coving and original wooden floor

Reception Room 2:

located to the rear of the property overlooking the garden, with open fireplace

Kitchen:

small kitchen area with access to the back garden

Bedroom 1:

large bright double bedroom overlooking the front, with open fire and original wooden floor

Bedroom 2:

small single bedroom with open fire and original wooden floor

Bathroom:

with bath, wash hand basin, WC and wooden flooring. Originally part of the second bedroom

Outside:

south facing rear garden with access via a laneway, and outdoor WC.

BER DETAILS

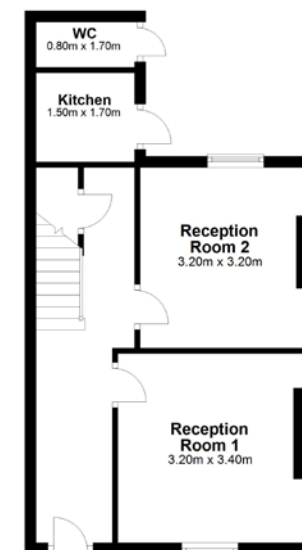
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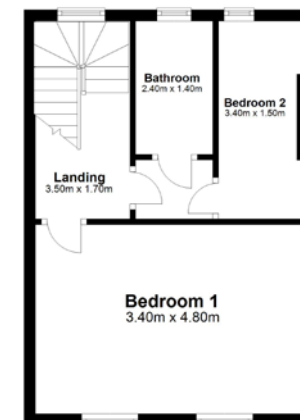
Energy Performance Indicator: 575.13 kwh/m2/yr



Ground Floor



First Floor



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