



**62 DOLLYMOUNT PARK, CLONTARF, DUBLIN 3**

BRIGHT AND SPACIOUS 3 BED END-OF-TERRACE FAMILY HOME

**BER** E2

**REA**  
**GRIMES**

## FOR SALE BY PRIVATE TREATY

### 62 Dollymount Park, Clontarf, Dublin 3

#### SPECIAL FEATURES

- Bright and spacious 3 bed end-of-terrace family home
- Approx. 100 sq m / 1,076 sq ft
- West facing garden with side and rear 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 wonderful home in this most desirable of locations. No. 62 Dollymount Park is a bright and spacious 3 bed end-of-terrace house and comes to the market with the benefit of a west facing rear garden with rear and side access. This is a great opportunity to acquire a fantastic family home in a much sought-after location in Clontarf.

No. 62 is a deceptively spacious family home measuring approximately 100 sq m / 1,076 sq ft. Accommodation briefly comprises of an entrance hall, two reception rooms and kitchen all downstairs. While upstairs there are 3 bedrooms and a family bathroom. The west facing rear garden is predominantly laid in lawn with a sunny orientation and side and rear access. There is a spacious driveway to the front providing off-street parking.

Situated in Dollymount Park in Clontarf, a mature and settled area, the location is second to none with Clontarf Promenade and St. Anne's Park nearby, 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 on the Clontarf Road which provides quick access to the City Centre 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 15 minute walk along with Clontarf Cricket and Rugby Club.



## ACCOMMODATION

### Hall:

Accessed via porch with wooden flooring and understairs storage

### Reception Room 1:

Large room located to front of house with wooden flooring and fireplace

### Reception Room 2:

Large, bright room to rear of house with wooden flooring and fireplace with gas inset

### Kitchen:

Small kitchen area with access to rear garden

### Bedroom 1:

Bright and spacious room to rear of house with built-in wardrobes

### Bedroom 2:

Large double bedroom to the front of the house

### Bedroom 3:

Single bedroom to the front of the house

### Bathroom

Large family bathroom, fully tiled with WC, wash hand basin and walk-in shower



### OUTSIDE:

The west facing rear garden is predominantly laid in lawn with side and rear access and garage space. To the front, is a very spacious driveway providing for off street parking.

### SERVICES:

- Gas Fired Central Heating
- Rear garden of approx. 20 metres in length
- Off-street parking

### BER DETAILS

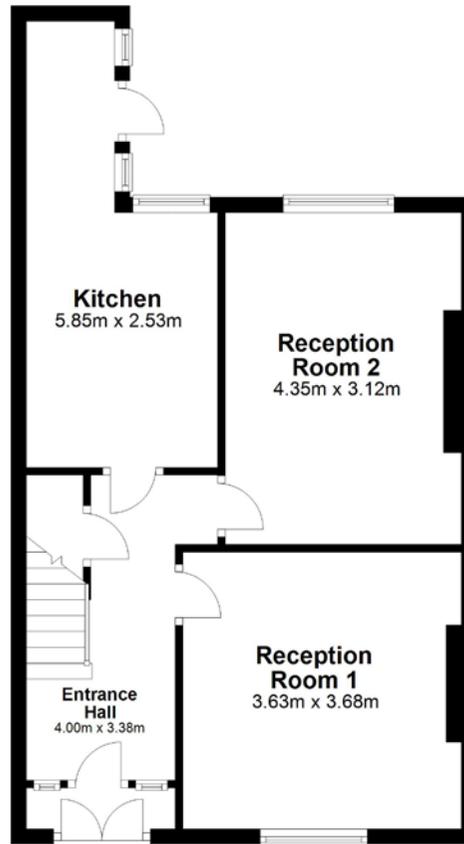
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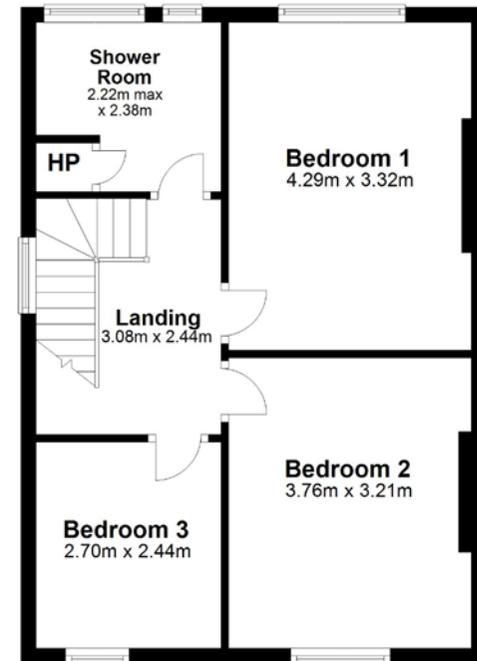
Energy Performance Indicator: 352.41 kWh/m<sup>2</sup>/yr



### Ground Floor



### First Floor



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Plan produced using PlanUp.



**REA Grimes**

192 Clontarf Road, Dublin, 3

Ph: +353 (0) 1 853 0630

PRSA 001417

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