



**42 SEAFIELD ROAD WEST, CLONTARF, DUBLIN 3**

4 BED SPACIOUS DETACHED DOUBLE FRONTED FAMILY HOME

**BER C1**

**REA**  
**GRIMES**

## FOR SALE BY PRIVATE TREATY

42 Seafield Road West, Clontarf, Dublin 3

### SPECIAL FEATURES

- 4 bed spacious detached double fronted family home
- Approx. 296 sq m / 3,186 sq ft
- Presented in walk-in condition
- Convenient and sought-after location
- Walking distance to Clontarf village and promenade

### DESCRIPTION

REA Grimes Clontarf are delighted to bring to the market this imposing double fronted residence in this most desirable of locations. 42 Seafield Road West is a remarkable 4 bed detached house laid out over 3 floors, with front and rear gardens. This modern family home comes to the market in walk-in condition and is nicely positioned within walking distance of both Clontarf and Killester villages with all the amenities they have to offer.

No. 42 is a most deceptive family home measuring approximately 296 sq m / 3,186 sq ft of bright, airy and well laid out accommodation. Beyond the attractive facade internally the property is well-presented and there is a wonderful sense of space as one walks through the house. Downstairs consists in brief of an entrance hall, interconnecting living and dining room, kitchen / breakfast room, utility room, office and downstairs WC. On the first floor there are 3 bedrooms (two en suite and with walk-in wardrobes) and a family bathroom. On the second floor is a most impressive spacious master bedroom that spans the entire second floor, complete with balcony and a large en suite bathroom. There are gardens to front and rear, set behind secure and private electric gates.

Situated on the prestigious and sought after Seafield Road, the location is second to none. Clontarf promenade and village with its various boutiques, cafes and restaurants are on your doorstep, while Eastpoint Business Park and Killester DART station are just a short distance away. There is a superb choice of both primary and secondary schools in the vicinity. The area is serviced by excellent transport links to Dublin City Centre and beyond with a quality bus corridor on the Clontarf Road. The M50 and Dublin Airport are also within a short drive.

### ACCOMMODATION

#### Entrance Hall:

Spacious hallway with tiled flooring

#### Living Room:

Large bright room with wooden floors, fireplace, and double



door leading to the dining room

**Dining Room:**

Spacious dining room with wooden floors, fireplace and double doors leading to both the garden and kitchen / breakfast room

**Kitchen / Breakfast Room:**

With tiled floor, an array of modern high glass and wooden built-in units, a 5 ring gas hob, built-in oven, large kitchen island with a second sink and ample storage, and door leading to the garden

**Utility Room:**

With tiled floor, high gloss built-in storage units, plumbed for washing machine, and door outside

**WC:**

Complete with tiled flooring, WC and wash hand basin

**Office:**

Located to the front of the house, complete with wooden flooring. Would also make an ideal playroom or study

**Bedroom 1:**

Spacious double room to the front of the property, complete with balcony, walk-in wardrobe and en suite bathroom

**En Suite:**

Fully tiled room with WC, wash hand basin, roll top bathtub and separate walk-in shower

**Bedroom 2:**

Spacious double room to the rear of the property, complete with built-in wardrobes and en suite bathroom

**En Suite:**

Fully tiled with WC, wash hand basin, shower, and a small balcony overlooking the rear garden

**Bedroom 3:**

Bright double room overlooking the front garden

**Bathroom:**

Complete with tiled floor, tiled walls, double wash hand basins, WC, roll top bath, and built-in TV

**Hot Press:**

With storage

**Bedroom 4 / Master Bedroom:**

Encompassing the entire of the 2nd floor, this generously sized master suite has 2 distinct areas, allowing for both bedroom and dressing space. There is a small balcony off the bedroom area, overlooking the front of the house. In addition to the spacious bedroom, there are also built-in wardrobes, under eaves storage and a large en suite

**En Suite:**

Fully tiled master en suite with WC, two wash hand basins, jacuzzi bathtub with built-in TV on the wall, separate shower, and heated towel rail



## OUTSIDE:

To the front is a large driveway accessed via electric gates, laid out in paving stones and surrounded by shrubs. To the rear is a garden laid out with paving stones and grassed area. There is side access leading from the front garden to the rear garden.

## SERVICES:

- Gas Fired Central Heating
- Electric gates
- Wired for intercom
- Wired for alarm
- Double glazed windows throughout

## BER DETAILS

BER: C1

BER No.: 113046304

Energy Performance Indicator:  
154.86 kwh/m2/yr



## FLOOR PLANS

For identification purposes only. Not to scale.



**REA Grimes**

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