



240 ELM MOUNT AVENUE, BEAUMONT, DUBLIN 9

TURN-KEY 3 BED SEMI-DETACHED FAMILY HOME

BER D2

REA
GRIMES

FOR SALE BY PRIVATE TREATY

240 Elm Mount Avenue, Beaumont, Dublin 9

SPECIAL FEATURES

- Turn-key 3 bed semi-detached family home
- Approx. 118 sq m / 1,277 sq ft
- Quiet and established area
- Side access to south facing rear garden
- Double glazing throughout (triple glazing in rear extension)
- Off-street parking to the front

DESCRIPTION

REA Grimes are thrilled to present 240 Elm Mount Avenue to the market, a bright and welcoming 3 bed semi-detached family home in this sought-after area in turn-key condition. This lovely property, built in the 1950's, and extended, fully insulated and refurbished in recent years, is sure to appeal to a discerning purchaser looking to find a delightful family home. The location is second to none and all amenities a family could want are nearby.

The bright accommodation extends to approx. 118 sq m / 1,277 sq ft and comprises in brief of an entrance hall, reception room, living room / kitchen / dining room, bathroom and utility room downstairs. While upstairs there are 3 bedrooms - 2 double bedrooms and a single - as well as a family bathroom and an attic. The property further benefits from off-street parking to the front, and a split level south facing rear garden with side entrance. Situated in this fantastic location, ideally located just off the Malahide Road / Collins Avenue. There are a host of amenities close by including DCU, Beaumont Hospital, local parks, primary and secondary schools, sporting clubs and excellent shopping at Artane Castle, Northside and OMNI Shopping Centre. The area is also well serviced by a choice of bus routes and is convenient to the M50, M1 and Dublin Airport.



ACCOMMODATION

Entrance Hall:

Bright and spacious hallway with wooden flooring and understairs storage

Bathroom:

Fully tiled with WC, heated towel rail, wash hand basin and walk-in shower with drench head.

Reception Room:

Located to the front of the house, with wooden flooring and open fireplace. Sliding doors to:

Kitchen / Dining / Living Room:

Large extended room with ample dining space, wooden flooring and feature stove. Kitchen is fitted with an array of wall and floor units. Integrated dishwasher, tiled splashback and breakfast bar

Utility Room:

Tiled floor, plenty of storage and plumbed for washer / drier

Bedroom 1:

Large double bedroom overlooking the rear, complete with built-in wardrobes and wooden flooring

Bedroom 2:

Large bright double bedroom overlooking the front with built-in wardrobes and wooden flooring

Bedroom 3:

Single bedroom overlooking the front garden

Family Bathroom:

Fully tiled bathroom with WC, wash hand basin, and bath with shower attachment

Attic:

Accessed via Stira stairs



OUTSIDE:

To the front is a driveway providing off-street parking and to the rear is a south facing garden, with a secluded lower-level garden accessed via stone stairs with the benefit of a fully wired shed

SERVICES:

- Gas fired central heating
- Double-glazed windows throughout (Triple glazed at lower rear extension)
- Side access to the rear garden
- Off-street parking

BER DETAILS

BER: D2

BER No.: 101588028

Energy Performance Indicator: 270.45 kWh/m²/yr



FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE.
Plan produced using PlanUp.



REA Grimes

192 Clontarf Road, Dublin, 3

Ph: +353 (0) 1 853 0630

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