

For Sale
By Private Treaty

Guide Price
€650,000

grimes[®]



32 Conquer Hill Road, Clontarf, Dublin 3

- End-of-terrace extended 3 bed family home
- Approx. 106.7 sq m / 1,148.5 sq ft
- Rear garden with side access
- Convenient and highly sought-after location
- Located minutes` walk from Clontarf Promenade



BER D1

www.grimes.ie
PSRA Licence No: 001417

Description

No. 32 is a deceptively spacious family home, with accommodation comprising an entrance hall, reception room, living room, kitchen / diner and wet room all at ground floor level. While upstairs there are three bedrooms and a shower room.

Outside there is a front garden with driveway, side access into the rear garden, an outside utility room and shed, and the property further benefits from a mature rear garden with a workshop with pedestrian access via a laneway. Situated on Conquer Hill Road, a mature and settled area, the location is second to none.

Clontarf Promenade and cycle track are on your doorstep, while Clontarf Village with its excellent selection of restaurants and boutiques is also within walking distance. The area is well-serviced by public transport - the 130 bus route has stops in close proximity providing easy access to the City Centre. In addition to this, there are an abundance of excellent schools and sporting facilities in the immediate vicinity as well as St. Anne`s Park, Bull Island and Dollymount Strand.

Hall:

Bright and welcoming entrance hall with wooden flooring

Reception Room:

Located to the front of the property, this room is complete with wooden flooring and plantation shutters



Living Room:

Located to the rear of the property, this bright room has wooden flooring, fireplace with tiled surround, and sliding doors leading to the garden

Kitchen / Dining Room:

Large kitchen and dining room, this dual aspect room is complete with wooden flooring, built-in units at eye and counter level, and plantation shutters.

Wet Room:

Fully tiled wet room, with walk-in shower, WC, and wash hand basin with storage.

Bedroom 1:

Large bright dual aspect double bedroom, with laminate wood flooring, built-in wardrobes, and plantation shutters.

Bedroom 2:

Double bedroom, with solid wood floors, built-in wardrobes, and plantation shutters.

Bedroom 3:

Double bedroom with laminate wood flooring.

Shower Room:

Fully tiled shower room, with electric shower, WC, wash hand basin and heated towel rail.

Outside:

To the front of the property there is a large, paved driveway providing off-street parking.

There is also a mature front garden laid out predominantly in lawn. The property benefits from side access to the rear garden.

The rear garden has a large, paved patio area, perfect for dining al fresco. The remainder of the garden is laid in lawn with mature planting. To the side of the house is an outdoor utility room, plumbed for a washing machine and a wooden shed. To the rear of the garden is a large garage / workshop with pedestrian access onto a laneway.

Services:

Gas Fired Central Heating

Driveway parking

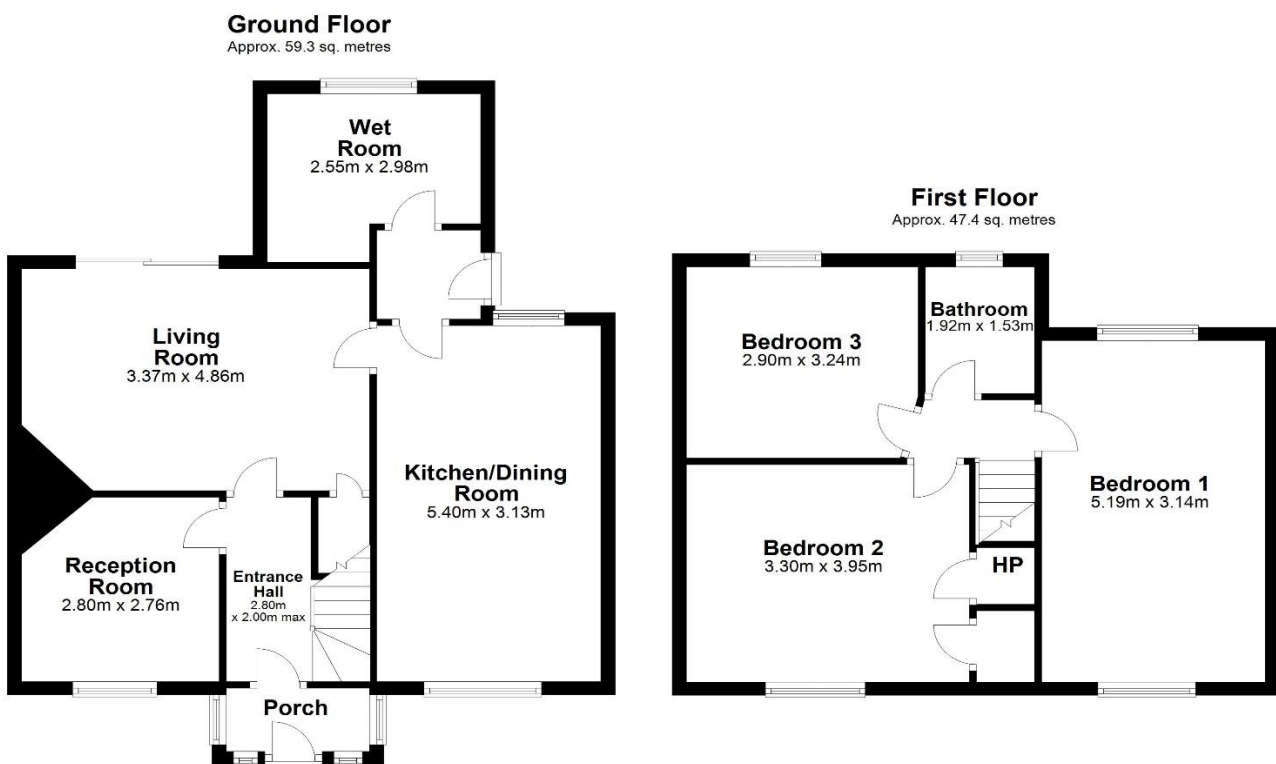
Garage / workshop & Side access to rear garden



BER Details:

BER: D1

BER No. 103902060

Energy Performance Indicator: 227.72 kWh/m²/yr

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Plan produced using PlanUp.

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