



BER C3



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019

201 Mount Prospect Avenue, Clontarf, Dublin 3

c. 275 sq.m. / 2,960 sq.ft.

**DNG Fairview**  
 2 Malahide Road, Fairview, Dublin 3  
 T: 01 8331802 | E: fairview@dng.ie

**Negotiator:**  
 Wayne O'Brien  
 PSL 002049



For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

Messrs. Douglas Newman Good for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Douglas Newman Good has any authority to make or give representation or warranty whatever in relation to this development.



# 201 Mount Prospect Avenue, Clontarf, Dublin 3

DNG are delighted to represent the sale of 201 Mount Prospect Avenue, Clontarf, an attractive double fronted four-bedroom family home situated on the south side of this highly sought-after road and overlooking St. Annes Park. This renovated and extended 275 sq.m. / 2,960 sq.ft. (approx.) property has a very handsome red-brick and render facade with double bay windows to the front. From the moment you enter this stunning home you will appreciate the thought and quality of fittings and finish that have gone into this luxurious family home. No expense has been spared in making this into a modern highly efficient home with spacious light filled accommodation on every level for practical family living.

The internal accommodation comprises an impressive entrance hallway, guest wc, cloakroom, study, living room, dining room, breakfast room, kitchen, utility room and a large family room leading onto the south facing garden. On the first floor there is a light and spacious landing with a master suite with walk in wardrobe and ensuite, with a further three double bedrooms and a family bathroom. On the top floor there is a large attic room with views over the private rear garden.

The garden to the rear is a real gem, not overlooked, is a complete suntrap given its sunny orientation and has mature high hedging and evergreens. Very private, this beautiful garden 165 ft. (approx.) enjoys a feeling of complete privacy and seclusion. To the front is a large driveway with generous parking and is very well stocked with mature trees and shrubs. There is also side access leading the rear garden.

Mount Prospect Avenue is one of Clontarf's premier roads and very popular with young families. This superb location is within a short stroll of Belgrove National School, Holy Faith Secondary School and the seafront promenade. Dollymount Strand, St. Anne's Park and The Bull Island Nature Reserve are all close by with Dublin City Centre, The IFSC and Eastpoint Business Park within a short commute of the property. Viewing is by prior appointment and is highly recommended.

## Accommodation

Entrance Hallway - 8.28m x 2.12m

Solid Ebony Canadian oak flooring, bespoke 2.46 m tall arched door, understairs storage, picture rails, recessed lighting, two double width openings in the living/lounge area.

Living/Dining Room - 8.28m x 4.21m

Carpeted, feature cream marble fireplace with open hearth, bespoke built in units, large bay window, coving, bi-fold doors to dining area.

Kitchen - 3.6m x 5.9m

Solid Ebony Canadian oak flooring, fully fitted solid oak kitchen with granite work-tops, filtered water tap, waste disposal sink unit, bi-fold doors to the dining room and double width opening into the family room.

Breakfast Room - 2.7m x 3.65m

Solid Ebony Canadian oak flooring, vaulted ceiling with velux skylight, bi-fold doors to the family room.

Utility Room - 1.8m x 3.24m

Linoleum flooring, built in units with sink and plumbed for washing machine, door to side.

Family Room - 4.75m x 9.13m

Solid Ebony Canadian oak flooring, brick side walls with gas fire inset, high vaulted ceiling with wooden beams and 2 velux skylights, full glass rear wall with 3 wide double doors opening out to the rear patio and garden.

Study - 2.87m x 2.9m

Carpeted, built in units, large bay window.

Cloak Room - 1.46m x 1.19m

Solid Ebony Canadian oak flooring, cloak rail, door to guest wc.

Guest Room - 1.55m x 1.3m

Tiled floor, wc, whb.

Landing - 2.47m x 3.9m

Carpeted, recessed lighting, stairs to attic room.

Master Suite Entrance - 2.6m x 2.9m

Carpeted, built in wardrobe, doors to the master bedroom and walk in wardrobe.

Master Bedroom - 4.1m x 3.53m

Carpeted, vaulted ceiling with wooden beams, door to en suite.

En Suite - 1.88m x 3.52m

Tiled floor & semi-tiled walls, wc, whb, corner shower, door to walk in wardrobe.

Walk In Wardrobe - 3.26m x 4.26m

Carpeted, bespoke shelving, chest drawers and rails.

Bedroom 2 - 4.27m x 3.5m

Carpeted, built in sliderobes, bay window, coving.

Bedroom 3 - 3.85m x 3.5m

Carpeted, built in wardrobes.

Bedroom 4 - 3.6m x 2.9m

Carpeted, built in wardrobes, bay window, coving, filtered drinking water tap.

Bathroom - 2.95m x 2.7m

Tiled floor, bath, wc, whb, built in storage cupboard, recessed lighting.

Attic Room - 5.5m x 4.7m

Carpeted, large full height dormer window overlooking the rear garden, generous eaves storage with lighting.

Gardens -

Secure walled in front garden with electric gates and provides generous off street parking. the rear garden measures approx. 165 ft. in length and faces South-West. Mature side hedging, tall evergreens and conifers, a colourful selection of flowers and shrubs create a very peaceful and tranquil outside experience in this enviable secluded garden. There is also a large patio off the family room ideal for al fresco dining.

BER: C3

BER No. 111935300

Energy Performance Indicator:210.01 kWh/m<sup>2</sup>/yr

## Features

- Triple glazed windows to the front, double glazed to the rear.
- Underfloor gas fired central heating on ground floor, radiators upstairs.
- Extended to the side and rear.
- Stunning South-West facing 167 ft. long approx. rear garden with complete privacy.
- Generous off-street parking to the front.
- Large side entrance to the rear garden.
- Modern light-filled interior with quality fittings throughout.
- Overlooking St. Annes Park and minutes walk from the seafront.

View By Appointment

Asking Price: €1,500,000

