



146 VERNON AVENUE, CLONTARF, DUBLIN 3

SUBSTANTIAL 4 BED SEMI-DETACHED HOUSE IN WALK-IN CONDITION

BER E2

REA
GRIMES

FOR SALE BY PRIVATE TREATY

146 Vernon Avenue, Clontarf, Dublin 3

SPECIAL FEATURES

- Substantial 4 bed semi-detached house in walk-in condition
- Approx. 149 sq m / 1,603 sq ft
- Large south facing rear garden with side access
- Convenient and highly sought-after location

DESCRIPTION

REA Grimes Clontarf are thrilled to bring 146 Vernon Avenue to the market. This charming family home is ideally located on Vernon Avenue in an excellent location in Clontarf. This is a wonderful opportunity to acquire a fantastic family home in a much sought-after area.

No. 146 is a deceptively spacious family home measuring approx. 149 sq m / 1,603 sq ft. Internally the property is well laid out and there is a wonderful sense of space as one walks through the house. The accommodation briefly comprises porch, entrance hall, WC, two interconnecting reception rooms, TV / play room and kitchen / dining room all downstairs. While upstairs there are 3 double bedrooms (master en suite), 1 single bedroom and a family bathroom. The rear garden is laid in patio and lawn and to the front is a driveway with off-street parking and a lawn. There is also a large side entrance with access to the south facing rear garden.

Situated on Vernon Avenue, a mature and settled area, the location is second to none. The 220-acre St. Anne's Park is within a minute's stroll of the property. Clontarf Village, with its varied selection of shops, cafes, restaurants, boutiques and more is within walking distance. Clontarf promenade, cycle track, The Bull Wall and Dollymount beach are approximately a 15-minute walk away. There are many sports clubs in the area such as golf, tennis, rugby, cricket, GAA and soccer as well as a number of gym and fitness facilities.

The area is well-served by public transport providing easy access to the City Centre, and Killester DART Station is also within walking distance. Dublin city centre is 5km away and Dublin Airport, DCU, IFSC, Dublin Port, East Point Business Park, M1 and M50 and Beaumont Hospital are within a short commute. In addition to this, the area has a choice of excellent Primary and Secondary schools nearby, as well as the convenience of schools located in the city centre.



ACCOMMODATION

Porch:

Large porch, overlooking the front garden

Entrance Hall:

Bright and spacious hall with access to WC

WC:

Fully tiled with WC and wash hand basin and plumbed for a washing machine

Reception Room 1:

Large room located to front of the property with feature fireplace with gas fire. Double doors to:

Reception Room 2:

Large room overlooking the rear with ample living and dining space.

TV / Play Room:

Overlooking the front garden, could be used for a number of uses, i.e. home office

Kitchen / Dining Room:

Spacious extended room with access to rear. Kitchen fitted with an array of wall and floor units, integrated oven, hob and extractor fan. Plumbed for dishwasher

Bedroom 1:

Very large double bedroom to the front of the property with built-in wardrobes and access to en suite

En Suite:

With WC, wash hand basin and bath

Bedroom 2:

Large double to the rear of house with built-in wardrobes

Bedroom 3:

Large double to the front of house with built-in wardrobes

Bedroom 4:

Single room to the rear of house with built-in wardrobes

Bathroom:

Fully tiled with WC, wash hand basin and walk-in shower



OUTSIDE:

The south facing rear garden is laid in patio and grass lawn with access from a large side entrance. To the front is a large driveway with off-street parking and a grass lawn

SERVICES

- Gas Fired Central Heating
- Side entrance

BER DETAILS

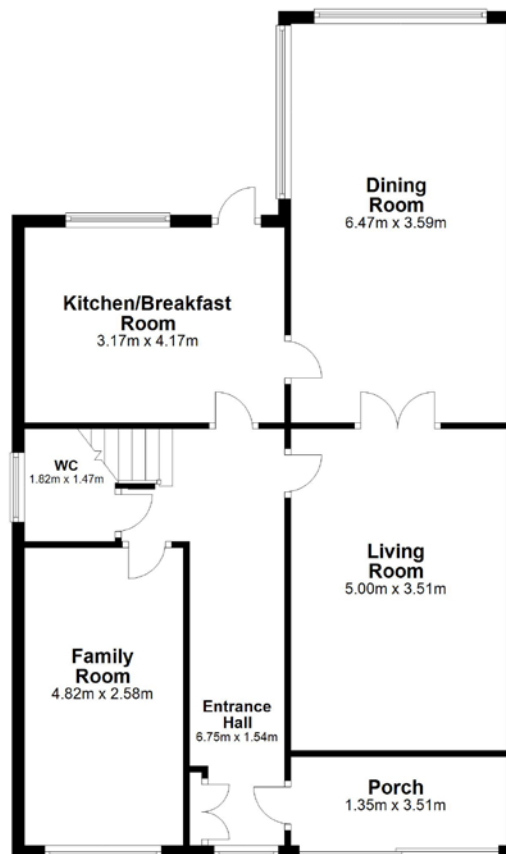
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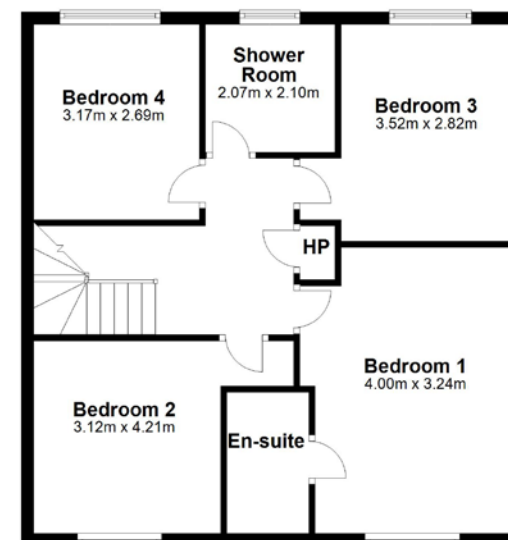
Energy Performance Indicator: 351.38 kWh/m²/yr



Ground Floor
Approx. 89.0 sq. metres



First Floor
Approx. 60.1 sq. metres



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

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