



BER E2



1ST FLOOR



GROUND FLOOR

Small areas shown have been made to ensure the accuracy of the floor plan contained herein. Measurements of plans, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used for any other purpose. The services, systems and appliances shown are not to be taken as a guarantee of their availability or efficiency over the years. Made with Metamax 52716



## 61 Howth Road, Howth, Dublin D13 HK0

134 sq.m

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**Negotiator:**  
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PSL 002049



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

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# 61 Howth Road, Howth, Dublin D13 HK0

DNG are delighted to present to the market this handsome family home with spectacular sea views over to Ireland's Eye. This Howth residence boasts approx. 1,442 sq.ft. (incl. garage) of generously proportioned accommodation with a wealth of original features throughout and an impressive 220 ft. long rear garden.

The internal accommodation comprises a welcoming porch and entrance hall full of light, guest wc, living room, dining room, a kitchen with magnificent sea views and a garage. Upstairs, there are four bedrooms and a family bathroom. Outside to the front there is a paved driveway with parking for three cars, with side access leading to a private 220 ft. (approx.) lawned rear garden enjoying panoramic sea views.

61 Howth Road is located within a gentle stroll of a variety of shops, excellent primary and secondary schools, a great choice of restaurants, coffee shops, boutiques and salons while stunning coastal walks are right on your doorstep. Sporting enthusiasts will be spoilt for choice too, with the wonderful facilities in the area including sports clubs, tennis, golf and sailing. In addition, No. 61 is within a few minutes' walk of Howth DART station, is also well served by numerous bus routes, the M50 Motorway and Dublin Airport.

This is a truly stunning property that needs to be seen to be fully appreciated.

## Accommodation

Porch

Hall Ceiling coving, under stairs storage.

Guest WC WC and wash hand basin.

Sitting Room

Carpeted, wooden/tiled fireplace, bay window, ceiling coving, centre rose, interconnects with the dining room.

Dining Room Carpeted, wooden/tiled fireplace, ceiling coving, centre rose, sea-views, tv point.

Kitchen/Breakfast Room Sea views, plumbed for washing machine/dishwasher, wall and floor units, phone point.

Garage

Landing Carpeted.

Bedroom 1 Carpeted, built in wardrobes, bay window.

Bedroom 2 Carpeted, whb, built in wardrobes, sea views.

Bedroom 3 Wooden floor, built in wardrobes.

Bedroom 4 Carpeted, built in wardrobes, hot-press, sea views.

Bathroom

Fully tiled, wc, whb, bath, triton T902 shower.

Garden

Approx. 220 ft. long rear garden set in lawn with mature hedging and a newly fitted fence. Stunning views of Irelands Eye and the sea.

BER: E2 BER No. 1116321113

Energy Performance Indicator: 364.56 kWh/m<sup>2</sup>/yr



## Features

- Attractive family home.
- Stunning views of Irelands Eye and the sea.
- Original fireplaces and ceiling coving.
- Alarm.
- Gas Fired Central Heating.
- Double glazed uPVC windows.
- Approx. 220 ft. long back garden.
- Side access.
- Minutes' walk to Howth Village.
- Excellent Transport Links.

View By Appointment

Asking Price: €695,000

