

For Sale By Private Treaty



19 Fairview Avenue Upper

Fairview, Dublin 3

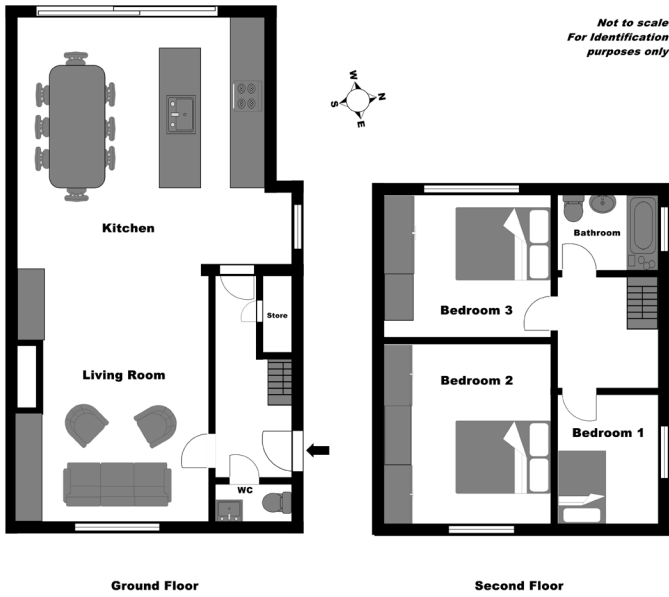
BER C1

3 Bedroom end of terrace house with garage and large corner garden area.

c.92sq.m. / 990sq.ft.



FINNEGAN
Menton



Description:

Finnegan Menton are proud to present 19 Fairview Avenue Upper a wonderful 3 bed end of terrace house with garage and large corner garden, this house has been completely modernised in recent years and is in "Walk in" condition. This architect designed house is bright, modern and has a family open plan living area. There is a kitchen extension to the rear with large window above the dining area. Off the kitchen is a decked area with side entrance gate and door to the garage.

Accommodation comprises entrance hall, guest wc, living room to open plan kitchen / dining room with large sliding doors to rear garden. Upstairs are 3 bedrooms and a bathroom.

There may also be further potential to extend this house or convert the car garage (subject to the necessary planning permission being obtained).



Location:

Fairview Avenue Upper is a mature area tucked away in a quiet enclave overlooking fantastic green areas and has every possible amenity on its doorstep; primary & secondary schools, sports facilities, cafes, supermarket and pubs.

Other facilities in the area also include Westwood Sports Club, DCU, Dublin Airport and Fairview Park.

Excellent bus routes provide easy access to the city centre and Clontarf Dart Station is also only a short walk away. Fairview Avenue Upper is close to every major North Dublin transport route, including the Port Tunnel and M50. Dublin City Centre is c.3km away.

Floor Area: c.92sq.m. / 990sq.ft.

Ground Floor

Entrance Hall

c.1.62m x 4.18m

Light oak timber floor with built in entrance floor mat. Modern contemporary entrance glass door, under stairs storage, alarm panel under stairs guest wc (c.0.7m x c.1.58m) wc and whb.

Living Room

c.3.45m x 5.11m

Modern open plan space with built in wall shelving, light oak timber floor, modern and full wall radiator, open fireplace, tv point.



Kitchen / Dining Room

c.5.09m x 5.02m

Modern white contemporary kitchen with a luxury kitchen stainless steel gas cooker & hob (April 2016), handleless kitchen doors, modern white kitchen island with marble built in Hafele stainless steel sink, built in Electrolux fridge freezer, Fisher and Paykel dishwasher, mirror wall splash back in kitchen and under island counter. The back wall of the kitchen dining area is a glass sliding door and makes the area very bright.



Utility

Area in the garage plumbed for washing machine, dryer and space for a chest freezer.



First Floor

Bathroom

c.1.60m x 2.12m

Luxury bathroom suite with Vitra sanitary ware to include modern cut back sink, WC and bath, bath screen with showerhead, large window which makes the room very bright, built in mirrors, chrome mixer taps and radiator, complete wall and floor tiling, extractor fan and over mirror light fitting.



Bedroom 1 (Front)

c.2.11m x 2.70m

Bright single bedroom with carpet.

Bedroom 2 (Master)

c.3.64m x 2.76m

Bright large double bedroom with built in 5 door wardrobe unit with bookcase in the centre, carpeted.

Bedroom 3 (Back)

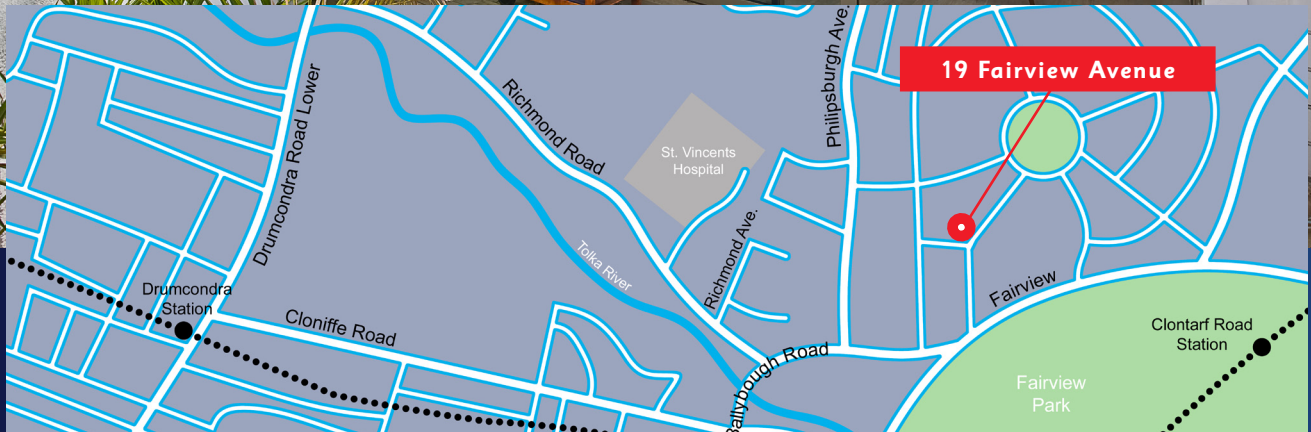
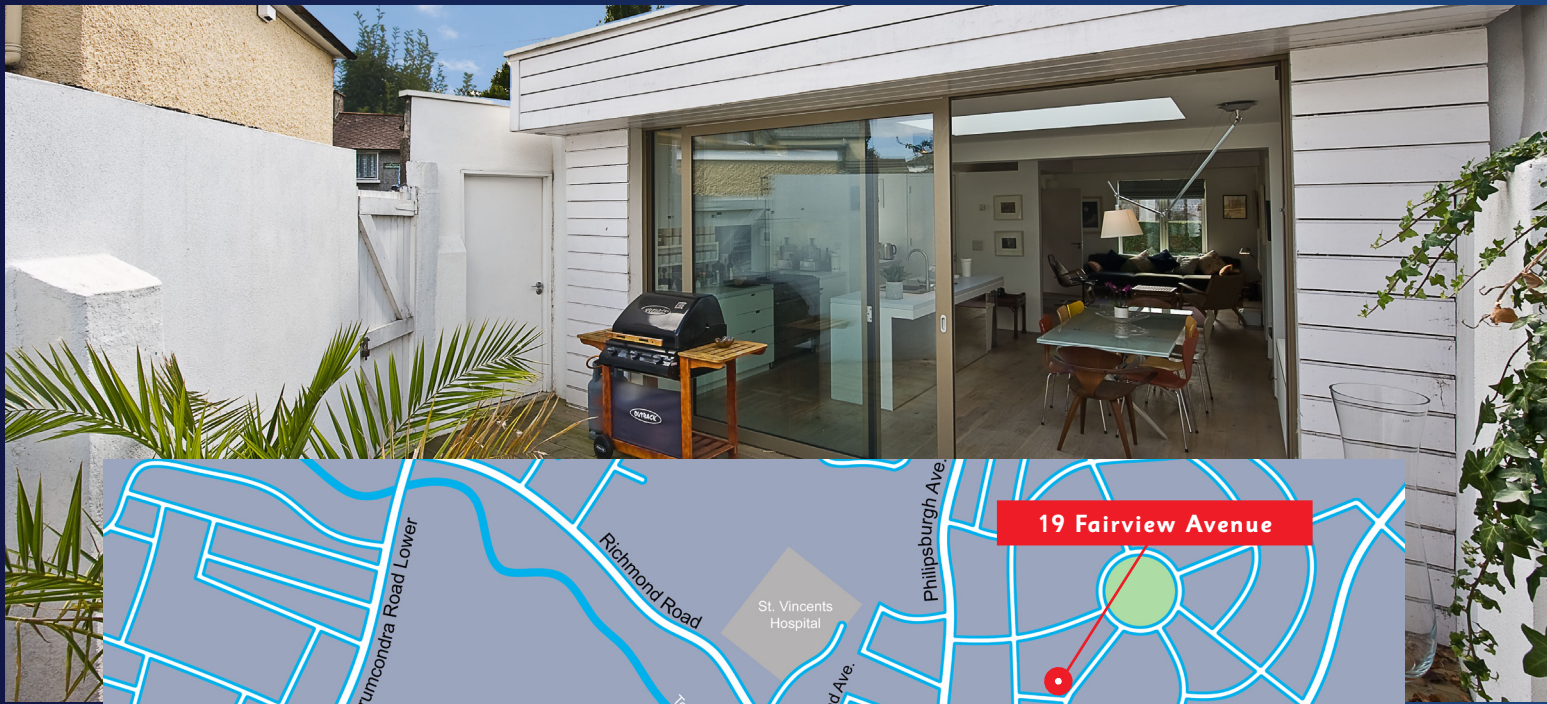
c.2.95m x 3.03m

Bright large double bedroom with carpets & room thermostat.



Outside

Garage (c.5.88m x 2.89m) & side entrance gate. Large corner garden area. Patio garden to rear. Off Street parking.



Features:

- Excellent location in Fairview.
- Completely modernised luxury house.
- Designed by Davey & Smith Architects, Clontarf.
- Large rear decked area & garden to front of house.
- Baxi Megaflo energy efficient gas boiler.
- Dry lined throughout.
- Security Alarm system.
- High quality Schuco double glazed windows and doors.
- Gas fired central heating.
- Currently rented @ €1,400 per month.
- Corner garden.
- Bright spacious family home.
- Glass sliding door to rear deck.
- Brand new luxury kitchen.
- Close to schools and parks.
- Separate car garage and driveway.
- Sale to include all kitchen appliances, carpets, blinds, curtains and light fittings.

Directions:

Travelling from city centre out along the North Strand towards Fairview. Take the first left after Gaffney's Public House onto Fairview Avenue Lower. Continue straight to the top of the road. No. 19 is then on the left on the corner of Fairview Avenue Upper and Fairview terrace.

Parking:

Off street parking & garage.

Heating:

Gas fired central heating.

BER:

B.E.R.: C1 170.93kWh/m2/yr
B.E.R. Number: 107422180

Viewing:

By appointment only with sole agents Finnegan Menton
Contact Glenn Burrell on 01 614 7900



Price:

On Application.



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