



**DNG Fairview**  
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212 Malahide Road, Donnycarney, Dublin 3, D03 FY97

74 sq.m





# 212 Malahide Road, Donnycarney, Dublin 3, D03 FY97

DNG are delighted to introduce to the market No. 212 Malahide Road, an attractive two-bedroom end of terrace home situated in the heart of Donnycarney on a large corner site. Extending to a total floor area of c. 797 sq. ft. this well-maintained home offers bright and spacious accommodation with the addition of an extension to the rear. There is a very large garden to the side offering the potential to further extend or develop (subject to planning permission and guidelines).

The accommodation comprises of entrance hall, front living room opening into a rear living/dining room, kitchen and guest wc at ground floor. Upstairs, first floor accommodates two double bedrooms and a fully tiled bathroom.

Located on the Malahide Road and beside every conceivable amenity such as primary and secondary schools, Donnycarney Church, Parnell Park, Artane Castle & Northside S.C. and Beaumont Hospital. There are excellent transport links on the doorstep giving direct access to the city centre and the M50 Motorway. Excellent transport links with a bus corridor on the doorstep and Killester Dart station a twenty minute walk.

## Accommodation

Entrance Hall - 3.78m x 1.76m  
Carpet and guest wc

Guest WC - 1.6m x 0.7m  
Linoleum flooring, wash hand basin and wc.

Front Living Room - 2.69m x 3.04m  
Open plan living room opening to a rear dinning/family room

Dining/Family Room - 3.39m x 4.81m  
Carpet flooring and opening into an extended kitchen.

Kitchen - 3.32m x 3.05m  
Fully fitted modern shaker style kitchen with integrated cooker, hob, fan, washing machine, spotlights. Door to rear garden.

Landing - 1.61m x 0.85m  
Carpet flooring

Bedroom 1 - 3.45m x 3.88m  
Double room to front with carpet flooring, hot press, storage closet and original fireplace cast iron

Bedroom 2 - 2.82m x 2.99m  
Double room to rear with carpet flooring

Bathroom - 1.84m x 1.47m  
Modern fitted bathroom with tiled floor and wall, walk in shower cubicle (Triton T90), wash hand basin, wc and chrome towel rail.

Garden -  
Front; Driveway, path and lawn  
Side; Large side garden  
Rear; Paved with electric socket and outside tap

BER;F  
BER No.105936926  
Energy Performance Indicator: 421.24 kWh/m²/yr

## Features

- TWO BED END OF TERRACE HOUSE
- CORNER SITE WITH SCOPE TO FURTHER EXTEND OR DEVELOP.
- WELL MAINTAINED THROUGHOUT
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZED uPVC WINDOWS
- CLOSE TO A HOST OF AMENITIES ON THE DOORSTEP
- FULLY TILED MODERN BATHROOM



View By Appointment

Asking Price: €275,000

