



89 Griffith Court

Fairview, Dublin 3, D03 P8P7



3



2



124 sq.m



(01) 490 3201



www.jpmdoyle.ie

LOCATION

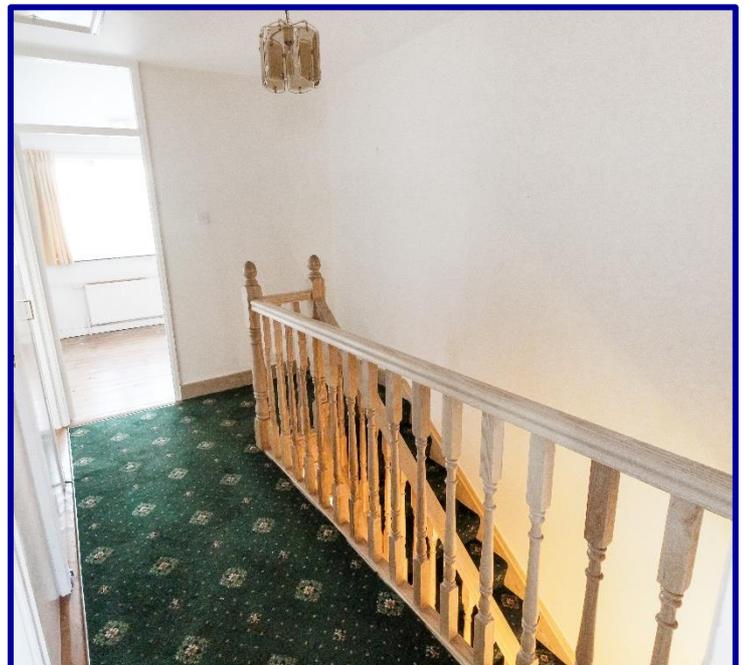
Griffith Court is situated within close proximity of a host of local amenities and services and Dublin City Centre is within cycling/walking distance. It is a stone throw away from the Clontarf Seafront, Clontarf Dart Station, Fairview Park, Griffith Park and Croke Park. Griffith Court is also within reach of several excellent schools, the IFSC, Four Courts, Law Library, both the Mater and Beaumont Hospitals and has Clontarf, Connolly and Drumcondra train stations close by. This area is also serviced by many bus routes which run through Drumcondra, Marino and Fairview including the Bus 123 which passes at the end of the road. The M1 and M50 motorways are close by. DCU and Trinity College are a short 20-minute cycling distance away.



DESCRIPTION

No. 89 is a smashing three bedroom extended residence. The property comes to market in pristine condition. Accommodation comprises of a smart entrance porch, bright hall way with a clever under stairs W.C, spacious living room, kitchen overlooking the large open plan rear extension which has four skylights and full glass wall to the rear taking advantage of it's south facing aspect. Upstairs there are three good sized bedrooms and a family bathroom. Previously, the upstairs was laid out in four upstairs bedrooms.

Outside there is a well-built boiler house. The hidden gem with no. 89 is the outbuilding in the rear garden. This was previously used as a music room and therefore would make an ideal home office, children's den or self-contained apartment (s.p.p). There is also a large front drive for off street parking.





VIEWING:

BY APPOINTMENT ONLY

BER:

C2

PRICE REGION:

€509,000



JP&M
DOYLE

Established. 1952

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