

For Sale
By Private Treaty

grimes[®]

Guide Price

€475,000



44 Clanawley Road, Killester, Dublin 5

- Charming 2 bed mid terrace home in turn-key condition
- Approx. 69 sq m / 742 sq ft
- West facing paved rear garden
- Beautifully renovated and cared for home
- Convenient and highly sought-after location

BER D1



www.grimes.ie
PSRA Licence No: 001417

Description

Grimes Clontarf are thrilled to bring 44 Clanawley Road to the market. This walk-in home is ideally located in Killester and is a wonderful opportunity to acquire a factastic home in a much sought-after area.

No. 44 is a deceptively spacious family home measuring approx. 69 sq m / 742 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 entrance hall, living room, kitchen, dining room and lean-to utility room all downstairs. While upstairs there are 2 large double bedroom a newly renovated family bathroom. The west facing rear garden is laid in paving and there is a driveway to the front for off-street parking.

Situated in Killester, a mature and settled area, the location is second to none. The area is well-serviced by public transport - there are quality bus corridors operating along the nearby Howth Road providing efficient links to the City Centre and Killester DART station is less than a 5 minute walk away. In addition to this, there are an abundance of excellent schools and facilities in the immediate vicinity as well as St. Anne`s Park and Killester Village which are just a short stroll away. The M1, M50, Dublin Airport and Beaumont Hospital are also within close proximity

Entrance Hall:

Bright and spacious hall with tiled flooring

Living Room:

Bright room to the front of the property with feature wood burning stove and solid wood flooring

Kitchen / Breakfast Room:

Newly fitted modern kitchen shaker style wall and floor units and laminate worktops, Belfast sink, integrated fridge/freezer, dishwasher, single



oven, induction hob and extractor fan. Double doors to rear

Dining Room:

Dining room with laminate flooring and ample dining space and solid wood flooring

Bedroom 1:

Large double bedroom to front of the house with laminate flooring

Bedroom 2:

Large double bedroom to the rear of the property with laminate flooring and built-in wardrobes. Currently in use as an office

Bathroom:

Part tiled with WC, wash hand basin, walk-in rain shower and heated towel rail

Attic

Partially floored for storage

Outside:

The private west facing rear garden is laid in paving with a block built storage shed wired for electricity. While to the front is a driveway with off-street parking.

Services:

Gas Fired Central Heating

Off-street parking

Newly renovated kitchen and bathroom

Rewired, replumbed, new radiators, immersion and pump (2019)

New double glazed windows (2019)

Internally insulated (2019)

Newly insulated and re-felted kitchen roof (2024)

Chimney flue relined and new stove pipe installed (2020).

BER Details:

BER: D1

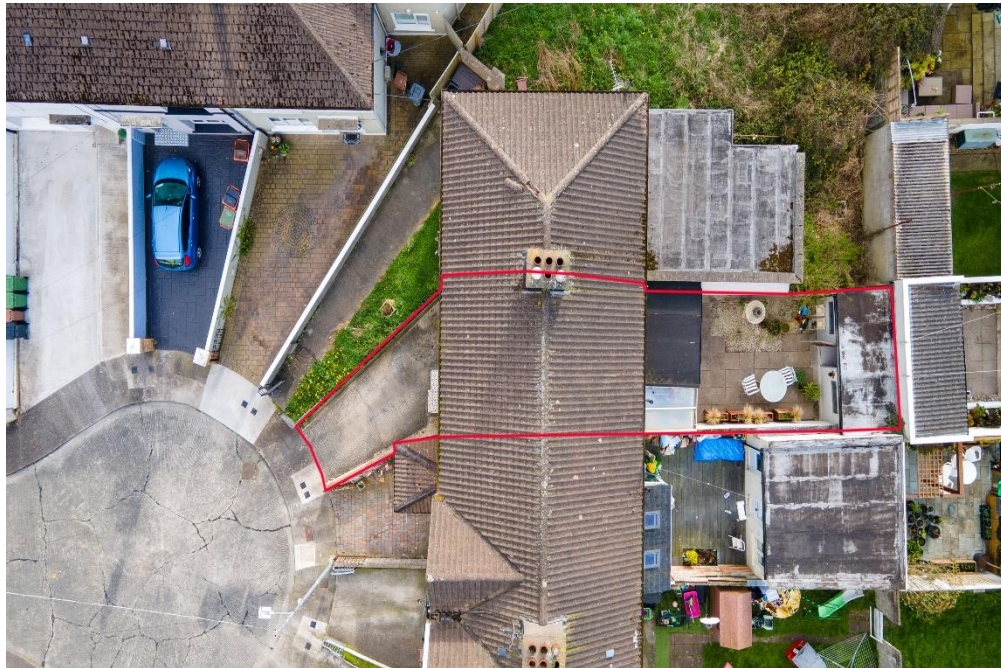
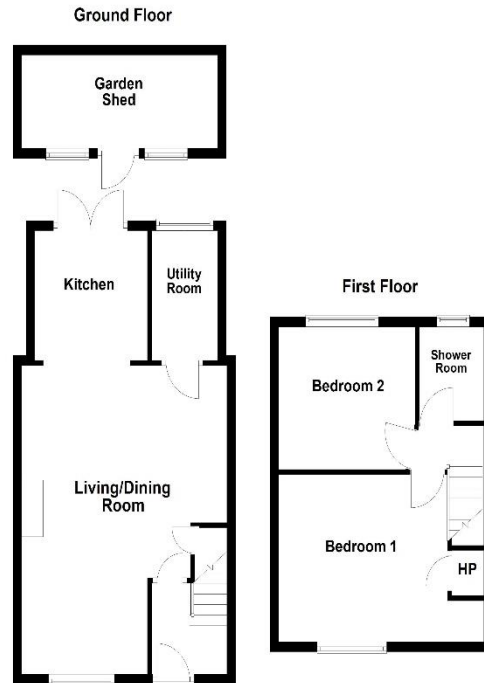
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Energy Performance Indicator: 231.72 kWh/m²/yr

Contents

Fixtures and Fittings and integrated appliances





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