



43 BRIAN BORU AVENUE, CLONTARF, DUBLIN 3

BRIGHT AND SPACIOUS 1 BED TERRACED HOUSE

BER E2

**REA
GRIMES**

FOR SALE BY PRIVATE TREATY

SPECIAL FEATURES

- Bright and spacious 1 bed terraced house
- Approx. 32 sq m / 343 sq ft
- Excellent and sought-after location
- West facing orientation

REA Grimes Clontarf are delighted to bring this bright and spacious house in a prime location. No. 43 is a 1 bed terraced house located in this sought-after location.

No. 43 provides approx. 32 sq m / 343 sq ft of light-filled and comfortable living and bedroom accommodation. Internally the property is well-presented, freshly painted, bright and spacious, and has the additional benefit of on-street parking right outside the door. The property comprises in brief of an entrance hall, one double bedroom, bathroom, kitchen and living area. It also has a west facing back yard with rear laneway access.

Situated in Clontarf, a mature and settled area, the location is second to none. The property is close to a host of local amenities including the Clontarf Promenade and cycle track, and the popular St. Anne's Park. There is a quality bus corridor which operates along the Clontarf Road providing an efficient link to the City Centre and the 130 bus stop is located nearby. In addition to this, there are an abundance of schools, shops and restaurants on your doorstep, all within walking distance.

ACCOMMODATION

Entrance Hall:

With wooden floor

Bathroom:

Wet room, fully tiled, WC, wash hand basin, heated towel rail and electric shower

Bedroom:

Located to the front of the property with wooden floors

Kitchen:

Recently fitted with an array of wall-to-floor units, integrated oven, hob and extractor fan, LED lighting installed in glass cabinets, wooden floors

Living / Dining Room:

Wooden floors, feature fireplace with tiled surround, surround-sound system installed in ceiling

Attic Space:

Insulated and partly floored, folding attic stairs

OUTSIDE:

West facing, freshly painted garden with rear access and block built shed, with electricity and plumbed for a washing machine

SERVICES:

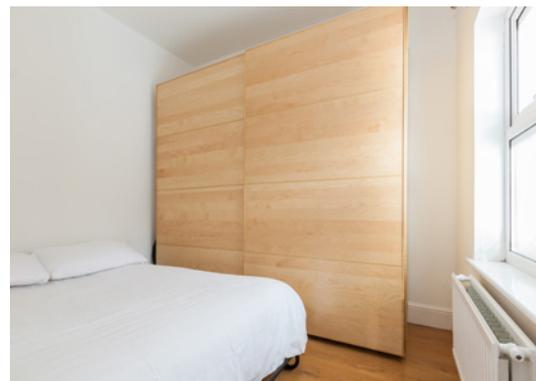
- Gas Fired Central Heating
- Alarm
- Double glazed windows (with integrated venetian blinds)

BER DETAILS

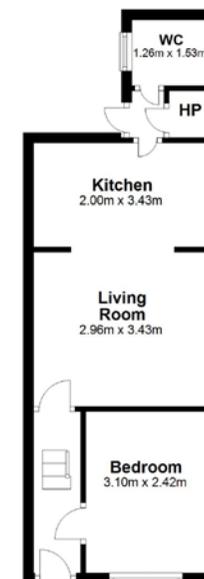
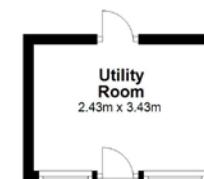
BER: E2

BER No: 113444095

Energy Performance Indicator: 366.64 kWh/m²/yr



Ground Floor



First Floor



REA
GRIMES

REA Grimes

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