



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



90 Hollybrook Road, Clontarf, Dublin 3

c. 124 m² / 1,335 sq. ft.

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For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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90 Hollybrook Road, Clontarf, Dublin 3

DNG are delighted to represent the sale of 90 Hollybrook Road, Clontarf, a stunning extended 3 bedroom mid-terraced family home with a sunny west facing rear aspect. This majestic home has an abundance of natural light throughout and boasts numerous original features complimented by modern day necessities. The sanded and varnished original solid wood flooring, fully fitted hand-painted solid kitchen and free standing cast-iron bath are features of this beautiful property. The large landing area has a high vaulted ceiling with large velux skylight flooding the first floor level with light.

The accommodation extends to a total floor area of c. 1,335 sq. ft. and comprises entrance porch, hallway, front living room with bay window, lounge, extended kitchen/dining room, a utility room leading to a downstairs shower room. Upstairs, first floor accommodates three bedrooms, a stunning family bathroom with a clever attic conversion with push out top and bottom balcony velux windows at second floor level.

Hollybrook Road is a prime residential location and one of the northside premier addresses. All local amenities are close by including a wide variety of primary and secondary schools, boutique cafes and restaurant, Clontarf Castle, the seafront promenade and St. Annes Park. Hollybrook Road accesses both the Howth Road and the Clontarf Road, with very frequent bus routes, while the Clontarf DART station is just a ten-minute walk away..

Accommodation

Entrance Porch -
Tiled floor, original red-brick archway.

Entrance Hallway - 1.9m x 5.66m
Original tongue and groove flooring, understairs storage, coving.

Living Room - 3.95m x 3.51m
Original tongue and groove flooring, feature fireplace (open fire), bay window, coving.

Lounge - 3.81m x 3.46m
Original tongue and groove flooring, feature cast-iron fireplace (gas inset), coving, french doors to kitchen/dining room.

Kitchen/Dining Room - 6.08m x 5.15m
L-Shaped kitchen/dining room, tiled floor, fully fitted hand painted solid kitchen with tiled splashback, part vaulted pine panelled ceilings with recessed lighting and velux skylights, french doors to rear garden.

Utility Room
Plumbed for washing machine and dryer, block glass wall.

Downstairs Shower Room - 2.58m x 1.54m
Tiled floor, wc, whb, corner shower, block glass window.

Landing - 4.54m x 1.78m
Carpeted, turned stairs to converted attic, high vaulted ceiling with velux skylight.

Bedroom 1 - 5.03m x 3.26m
Original tongue and groove flooring, bay window.

Bedroom 2 - 3.5m x 2.86m
Original tongue and groove flooring.

Bedroom 3 - 2.97m x 2.01m
Original tongue and groove flooring.

Bathroom - 2.58m x 2.49m
Tiled floor, semi-wood panelled walls, wc, corner pump shower, cast-iron free-standing bath, vaulted pine panelled ceiling with velux skylight and recessed lighting.

Converted Attic - 3.28m x 3.4m
Carpeted, three double push out top and bottom balcony velux windows, recessed lighting.

Gardens -
Landscaped front garden with high hedging, private west facing rear garden with astro-turf surface and mature hedging.

BER: D1
BER No. 105570329
Energy Performance Indicator: 242.46 kWh/m²/yr

Features

- Double glazed Rational hardwood windows.
- Gas fired central heating.
- Landscaped front garden with high hedging and astro-turf low maintenance rear garden.
- Original tongue and groove flooring and doors throughout.
- Converted attic with push out top and bottom balcony velux windows.
- Stunning interior design with a selection of original features and modern upgrades.
- Private west facing rear garden



View By Appointment

Asking Price: €720,000

