

For Sale by Private Treaty



43 Lavarna Grove, Terenure, Dublin 6W



Four bedroom House extending to
approx. 118.72 sq. m. (1,277 sq. ft.)

 **GVA** Donal O Buachalla
86 Merrion Square South, Dublin 2, Ireland

01-676 2711
gvadob.ie

Location

The property no. 43 Lavarna Grove, is located on the south-west of Lavarna Grove, a leafy and sought after residential area in Terenure, Dublin 6W. The property is situated overlooking the green area within the estate accessed via Terenure Road West and is also readily accessible to the city centre by many Dublin Bus routes serving this road to the east and Fortfield Road to the west. The property is located approximately 5km from the city centre.

Terenure is a popular residential area due to its proximity to the city centre, schools, local amenities and services. The property is located in a prime residential area popular among young professionals and families.

The Property

No. 43 Lavarna Grove is a well appointed 4 bedroom semi-detached dwelling, measuring approx. 118.72 sq.m. (1,277 sq.ft.).

This property is in good condition throughout and offers bright and well-proportioned accommodation, including an entrance hall with a dining room, open plan living/sitting room, kitchen and bathroom.

To the first floor there are four bedrooms with an additional bathroom on the landing. The property also benefits from a spacious attic area which offers potential for an additional bedroom, SPP.

There is ample space to the front of the property providing off street car parking for two along with a well-kept garden. To the rear there is a private south east facing landscaped garden. In addition to this there is also potential to extend the property to the side and rear.

Accommodation

The accommodation is over three levels, comprising;

Ground Floor	Dimensions	Sq.M
Entrance Hall/Sitting Room	6.8m x 3.3m	19.8
Sitting Room	5m x 3.6m	18
Kitchen	4.7m x 3m	14.1
Porch	2.6m x 1.2m	3.12
Return Bathroom	2.4m x 1m	2.4
First Floor	Dimensions	
Hall	2.4m x 1.6m	3.84
Bedroom 1	2.5m x 2.3m	5.75
Bedroom 2	3.4m x 3.2m	10.88
Bedroom 3	3.4m x 3.2m	10.88
Bedroom 4	3.3m x 3m	9.9
Bathroom	1.6m x 2.1m	3.36
Second Floor		
Attic	6.99m x 3.63m	
Total Floor Area	Approx. 118.72 sq. m. (1,277 sq. ft.)	

Services

We understand that all mains services including foul and surface water drainage, mains water, power, gas and telecommunications are connected to the property. The property is also fitted with an intruder alarm.

Potential

This is an excellent opportunity to acquire a residential property on Lavarna Grove, offering tremendous potential for extension subject to planning permission.

Viewing

Strictly by appointment with sole selling agents.

BER Details

BER Rating: F

BER Number: 109563627

Energy Performance Indicator: 385.27 kWh/m²/yr

Price

AMV €725,000

Contact

For further information or to view please contact:
Jack Scales: +353 1 6762711 or jscales@dob.ie

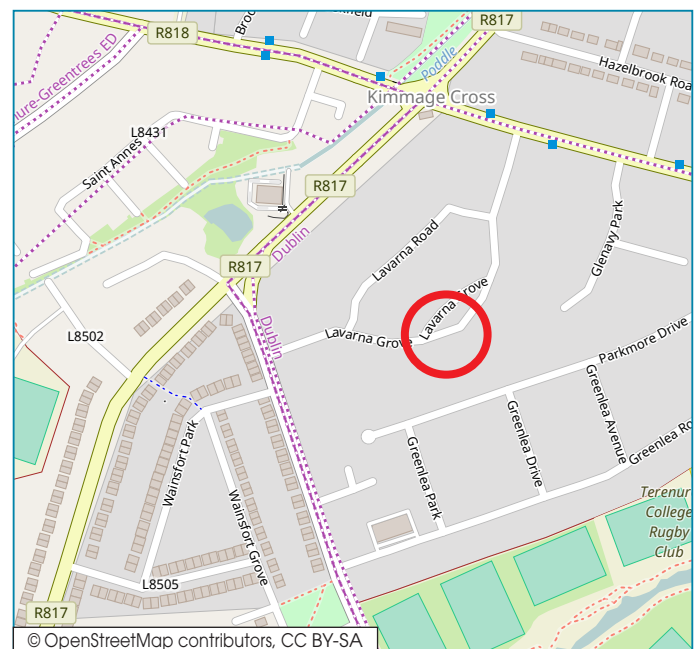


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Note: The foregoing particulars are for guidance purposes only and are not intended to form part of any contract. The accuracy of measurements and descriptions is not guaranteed and intending purchasers should satisfy themselves by inspection or otherwise as to their correctness.