

**For Sale**  
By Private Treaty

**grimes<sup>®</sup>**

Guide Price  
**€650,000**



**1 Victoria Road, Clontarf, Dublin 3**

- 4 bed semi-detached family home
- Approx 98 sq m / 1,054 sq ft
- Lovingly cared for family home
- Rear garden with wide side access
- Desirable and highly sought-after location



**[www.grimes.ie](http://www.grimes.ie)**  
PSRA Licence No: 001417

## Description

Grimes take great pleasure in bringing to the market this fine home in most desirable of locations. 1 Victoria Road represents a truly rare and unrivalled opportunity to purchase and put your own stamp on a fantastic home in Clontarf.

Built in 1921, accommodation on the ground floor comprises an entrance hall, two large reception rooms, kitchen and bathroom. Upstairs there are 4 generous bedrooms. There is a large attic providing ample storage space and in addition to this, the property benefits from a rear garden with side access and a large driveway to the front with off-street parking.

Situated in a prime location in Clontarf; Clontarf Promenade is approximately a 2-minute walk and Clontarf and Killester Villages, with their excellent selection of restaurants and boutiques, are also within walking distance. The area is well-served by public transport - there is a quality bus corridor operating along the Clontarf Road providing efficient links to the City Centre; both Clontarf Road and Killester DART stations are also within walking distance. In addition to this, there are an abundance of excellent schools and sporting facilities in the immediate vicinity as well as St. Anne's Park, Dollymount Strand and Clontarf Castle Hotel.

### Entrance Hall:

With storage press

### Reception Room 1:

Located to the front of the house

### Reception Room 2:

Located to the front of the house

### Kitchen:

Located to the rear of the house





**Bathroom:**

With WC, wash hand basin and walk-in electric shower

**Bedroom 1:**

Large bedroom located at the rear of the house

**Bedroom 2:**

Large double bedroom situated to the front of the house

**Bedroom 3:**

Double bedroom located to the rear of the house

**Bedroom 4:**

Single bedroom located to the rear

**Outside:**

Rear garden with mature hedging and a wide side passage. To the front is a walled garden and a large driveway with ample off-street parking

**Services:**

Gas fired central heating

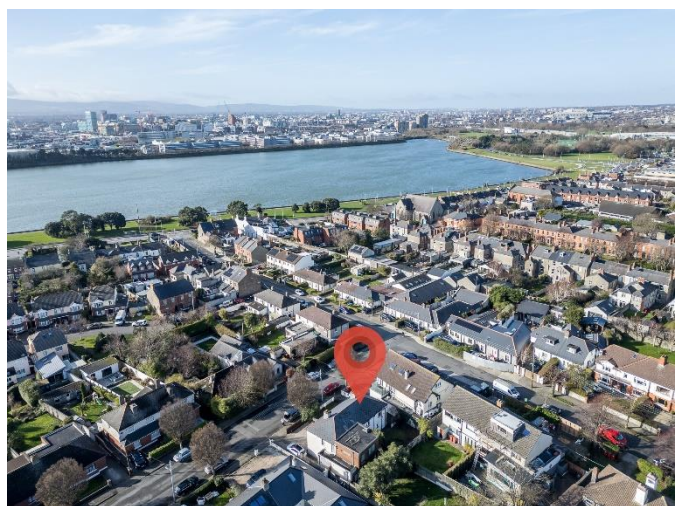
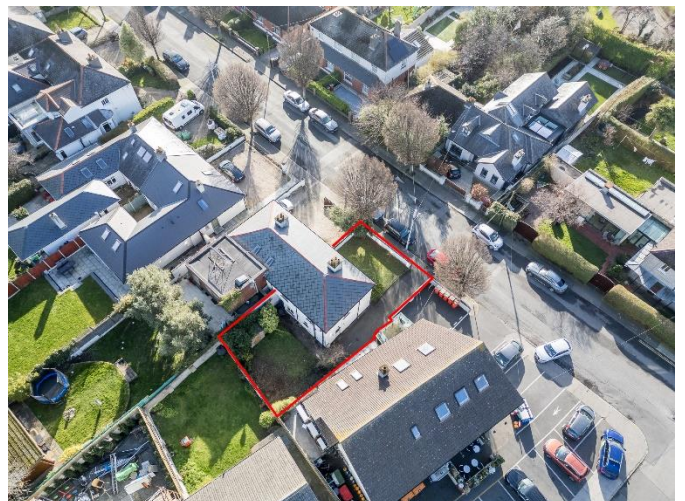
Off-street parking

**BER Details:**

BER; E1

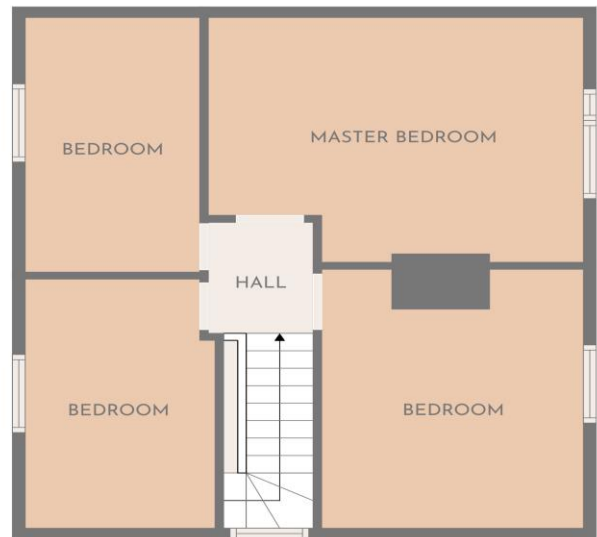
BER No: 118119700

Energy Performance Indicator: 320.47 kWh/m<sup>2</sup>/yr





FLOOR 1



FLOOR 2



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