

Hamptons

INTERNATIONAL



19 Marino Park Avenue, Marino, Dublin 3, D03DE22

3  1  1 

GUIDE PRICE




£480,000

(€545,000)

Property details



Attributes




-  Gym
-  Near to beach
-  Garden

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Description

3 bedroom house for sale DNG are delighted to welcome to the market, No. 19 Marino Park Avenue, a beautifully maintained three bedroom residence a mere stone's throw from Marino Park and less than a two minute walk to local shops and restaurants in Fairview Village. Occupying an enviable setting on a terrace of just four homes and facing a charming green area to the front, this attractive property forms part of an intimate enclave of only 12 houses in total. Internally, a clean and contemporary aesthetic blends effortlessly with original character features and benefits from double glazed windows, a recently replaced gas boiler and a private, landscaped rear garden. The ground floor accommodation comprises a welcoming entrance hallway, a bright front sitting room complete with original wooden flooring and original feature fireplace, and a spacious open plan kitchen / dining room with feature wood burning stove and double doors opening directly onto the rear garden, allowing natural light to flood the space. From the first floor, two spacious double bedrooms, a comfortable single bedroom and a fully tiled family bathroom complete the accommodation, all presented in keeping with the home's contemporary style. The rear garden is a wonderfully peaceful and thoughtfully designed space with raised decking that creates a seamless extension of the main property. The garden is not directly overlooked and is bordered by mature trees and tall bamboo offering texture and a natural screen. Marino is widely regarded as one of Dublin's most desirable residential neighbourhoods - a mature and settled area ideal for families. Residents enjoy an excellent selection of local schools, recreational amenities and independent shops, cafés and restaurants. Nearby amenities include Clontarf DART Station, Westwood Gym and Clontarf Seafront, while Dublin City Centre lies approximately 3km away, making this an exceptionally convenient location and one that is best explored on foot.

Hallway 1.66m x 4.36m With quality laminate wood flooring, double glazed composite hall door and under stairs storage
Sitting Room 3.94m x 3.82m Bright sitting room to front with original wooden flooring and original feature fireplace
Kitchen/Dining Room 5.71m x 3.82m Open plan Kitchen / Dining room with feature wood burning stove, kitchen island with built in 5 ring gas burning hob, built-in Bosch oven and double doors leading to rear garden
Garden Lanscaped rear garden with raised decking, pebbled patio area and quality wooden shed
Landing 2.19m x 2.18m With carpet flooring and pull down stairs to attic space
Bedroom 1 3.41m x 3.23m Double bedroom to rear with original feature fireplace and original wood flooring
Bedroom 2 3.38m x 3.72m Double bedroom to front with original wood flooring, original feature fireplace and built-in wardrobes
Bedroom 3 2.18m x 2.78m Single room to front with original wood flooring
Bathroom 2.16m x 1.82m Fully tiled bathroom complete with shower cubicle, wc, whb, and heated towel rail

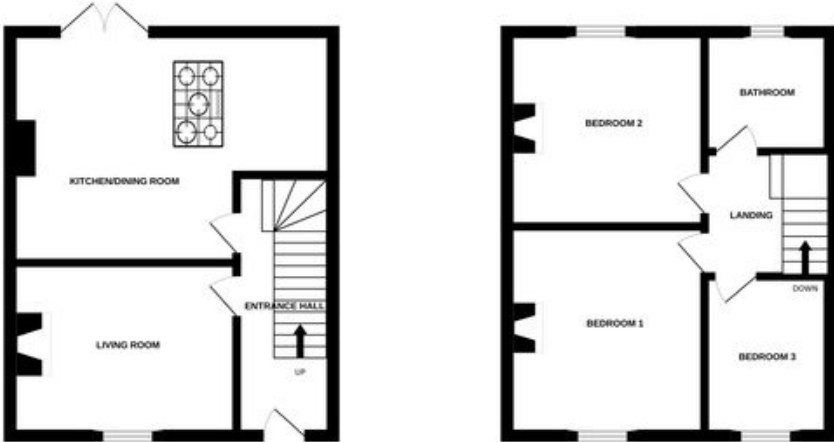








Floor plan



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements

Location



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