

# Hamptons

INTERNATIONAL



**14 The Grove, Saint Marnock's Bay, Portmarnock, Co Dublin, D13EN2F**

3  3  2 

GUIDE PRICE



**£500,000**

**(€575,000)**

## Property details



### Attributes

-  **Near to beach**
-  **Private parking**
-  **Garden**
-  **Refurbished**

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## Description

3 bedroom property for sale DNG are delighted to present 14 The Grove, Marnock's Bay to the market. The property is a beautifully presented three-bedroom duplex offering spacious, light-filled accommodation in a highly desirable location. This attractive turn key home combines generous proportions, a practical layout, an excellent BER and outdoor space to create a property of exceptional appeal. The first floor welcomes you with a bright entrance hallway that leads to a comfortable front living room, a perfect space for relaxing or entertaining. The living room benefits from direct access to a private front balcony. To the rear, the open-plan kitchen and dining area forms the heart of the home, offering a wonderful space for everyday living. Large doors open onto a generous south-facing terrace, allowing natural light to flood the interior. A guest WC, utility room and a convenient storage closet complete this level. Upstairs, the accommodation continues to impress with three spacious bedrooms, each thoughtfully designed to maximise comfort and functionality. The principal bedroom enjoys the added luxury of a walk-in wardrobe and a private ensuite bathroom. The other two bedrooms are well-proportioned and feature built-in wardrobes and ample storage. A stylish family bathroom serves the remaining bedrooms and completes the upper floor. A floored attic and hot press offers excellent additional storage. Constructed circa 2019, Saint Marnock's Bay is a modern, family-oriented development renowned for its quality and design. Homeowners of The Grove have access to a secure communal garden area, which is available exclusively to Grove residents. The air-to-water heat pump system and triple-glazed windows throughout contribute to the A rated BER, giving extra comfort and efficiency to the homeowner. The property is sold with two designated car parking spaces, providing convenience and practicality for modern living. Portmarnock beach with its beautiful coastal walk is just a stone's throw away. Portmarnock is home to excellent schools and leisure facilities. The location is also ideal for families and outdoor enthusiasts, with the Baldoyle Greenway, Portmarnock Beach and several playgrounds within St. Marnock's Bay all within easy walking distance. Transport links are at your doorstep with Portmarnock DART Station a few minutes walk away and a range of bus routes provides access to surrounding areas and the city centre. The airport, the M50, and the M1 are also a short distance away. Viewing comes highly recommended







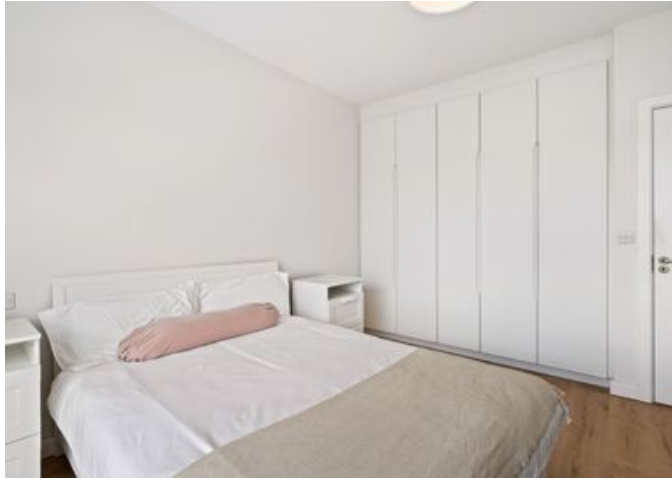
















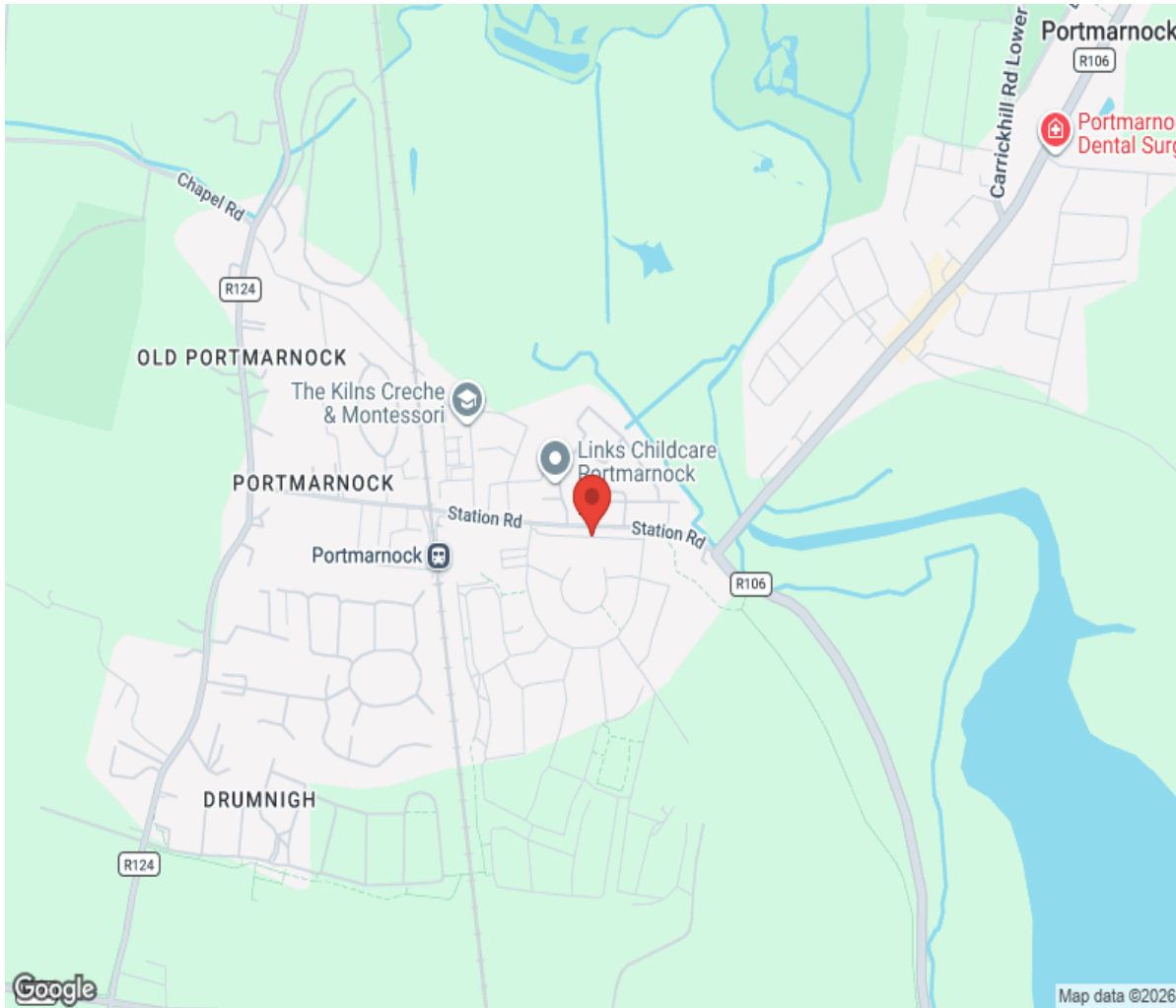


# Floor plan



# Location

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