



SPACIOUS 4 BED DETACHED FAMILY HOME

5 THE MOORINGS, OFF ST. GABRIEL'S ROAD
CLONTARF, DUBLIN 3



savills

FOR SALE BY PRIVATE TREATY

5 THE MOORINGS, OFF ST. GABRIEL'S ROAD
CLONTARF, DUBLIN 3

SPECIAL FEATURES

Spacious 4 bed detached family home ♦ Approx. 165 sq m / 1,777 sq ft ♦ Private westerly rear garden ♦ Excellent room proportions ♦ Exclusive gated development ♦ Walk in condition ♦ Walking distance to Clontarf villages and all its amenities

Description

Savills is delighted to present No 5 The Moorings to the market. This spacious detached family home was built approximately 10 years ago. No 5 is a most deceptive family home extending to approximately 165 sq m / 1,777 sq ft and comes to the market in walk-in condition.

Beyond the modest attractive façade internally the property is well presented and there is a wonderful sense of space as one walks through the house. The accommodation briefly comprises an entrance hall, two reception rooms, kitchen/dining room, utility and WC. Upstairs there are 3 double bedrooms, a single bedroom and family bathroom. To the front is a cobble lock driveway for 2 -3 cars and to the rear is a sunny westerly private garden complete with patio area and lawn. The property also benefits from two side entrances.

Conveniently located off St Gabriel's Road, its location is second to none being within a couple of minutes' walk to shops, cafes, medical centre, post office and a host of amenities. St. Anne's Park, Dollymount Strand, schools, Eastpoint Business Park and the IFSC are located close by, while the playing fields of Clontarf Rugby and Cricket Clubs, GAA clubs and the local tennis club are in the immediate vicinity.

Accommodation

Entrance Hall

With porcelain tiled floor throughout and WC

WC

With solid wood floors, bay window overlooking the front and gas fire

Reception Room 1

With porcelain tiled floor, WC and wash band basin

Reception Room 2

With solid wood floors, double doors to rear garden and gas fire

Kitchen/Dining Room

Spacious bright room overlooking the rear garden, with porcelain tiled floors, shaker style kitchen units with a granite worktop and a range of integrated appliances

Utility Room

With porcelain tiled floor, shaker style units, door to rear garden, plumbed for washing machine and access to ample under stairs storage

Master Bedroom

Spacious double room with bay window to the front, built-in wardrobes and en suite

Bedroom 2

Double room with window overlooking the rear garden and built-in wardrobes

Bedroom 3

Double room with window overlooking the rear garden and built-in wardrobes

Bedroom 4

Single room with window overlooking the front and built-in wardrobes

Outside

To the front of the property is a cobble lock driveway for 2 – 3 cars. To the rear is a westerly facing garden laid out in a mix of patio and lawn.

Services

GFCH, Surround sound system, Alarm

BER Details

BER: B3

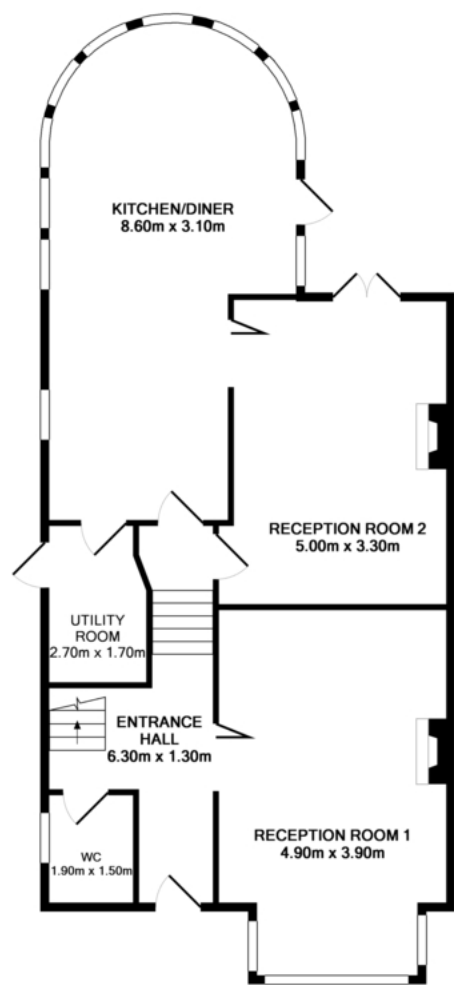
BER No. 100287697

Energy Performance Indicator: 148.22kWh/m2/yr

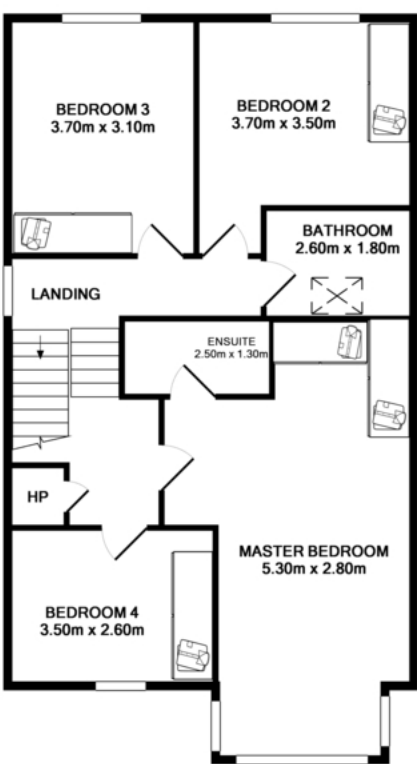




FLOOR PLANS



GROUND FLOOR



1ST FLOOR

FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE.
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
Made with Metropix ©2016



Savills Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it. All maps produced by permission of the Ordnance Survey Ireland Licence No AU 0001714 © Ordnance Survey Ireland/Government of Ireland.

Savills North Dublin

192 Clontarf Road
Clontarf, Dublin 3
northdublin@savills.ie
01 853 0630

savills.ie

