

FOR SALE BY PRIVATE TREATY

# 38 FINDLATER STREET

GLASTHULE CO. DUBLIN A96 YR71

Asking Price

€445,000



**Tom  
O'Higgins**  
ESTATE AGENT

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# 2 Bed Cottage

## 41sqm / 441 sqft

**ASKING PRICE €445,000**

38 Findlater Street is a delightful 2-bedroom cottage in a location that offers an outstanding convenience to a host of worthwhile amenities. The accommodation extends to approx. 41sqm and comprises a living room, two bedrooms, bathroom and kitchen with a decent sized patio to the rear. The property has been well maintained and upgraded over the years including an external insulation wrap to the rear, a modern gas fired central heating system and double-glazed windows to provide a comfortable home, ideal for first time buyers or those seeking to downsize.

Glasthule is a charming seaside village that offers a picturesque and relaxed atmosphere in an unrivalled location close to all amenities. The village is known for its array of boutiques, cafes and restaurants which create a vibrant and lively community. With its proximity to the stunning seafront promenade offering beautiful coastal walks Glasthule is a delightful destination for those seeking a blend of coastal charm and convenience with Dublin city centre a short Dart journey away.

### FEATURES

- Great location next to Glasthule Village
- Close to the Sea & Dart
- Accommodation all on one level
- Gas fired central heating
- Double glazed windows
- External insulation wrap to the rear
- On street permit parking

### BER

D2

No: 107591893

274.5kWh/m<sup>2</sup>/yr



# ACCOMMODATION

## Living Room

A bright, south facing room with laminate flooring, high ceilings, recessed lighting and fitted shelving.

## Bedroom (1)

To the front, with laminate flooring.

## Bedroom (2)

To the rear, with laminate flooring and attic hatch.

## Hall

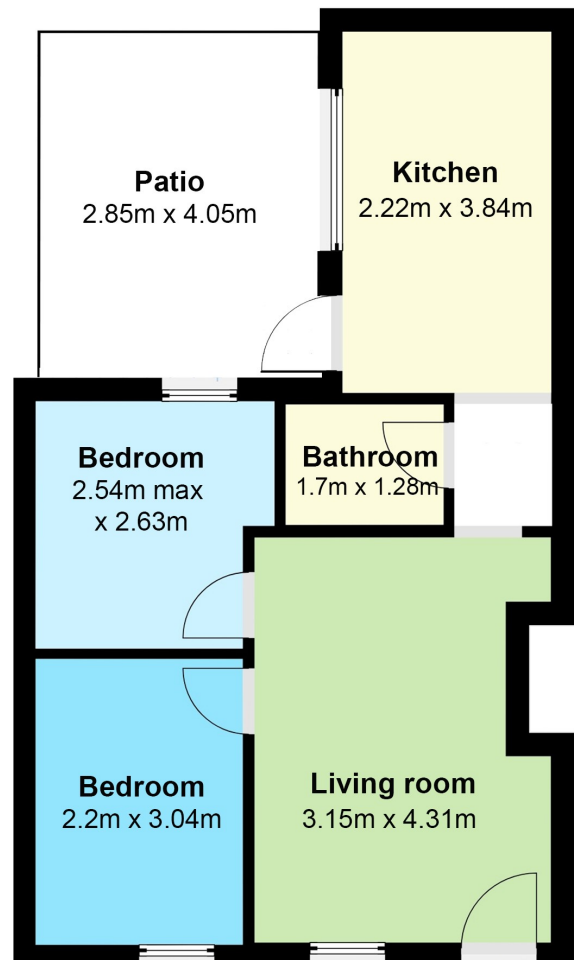
With fitted shelving.

## Bathroom

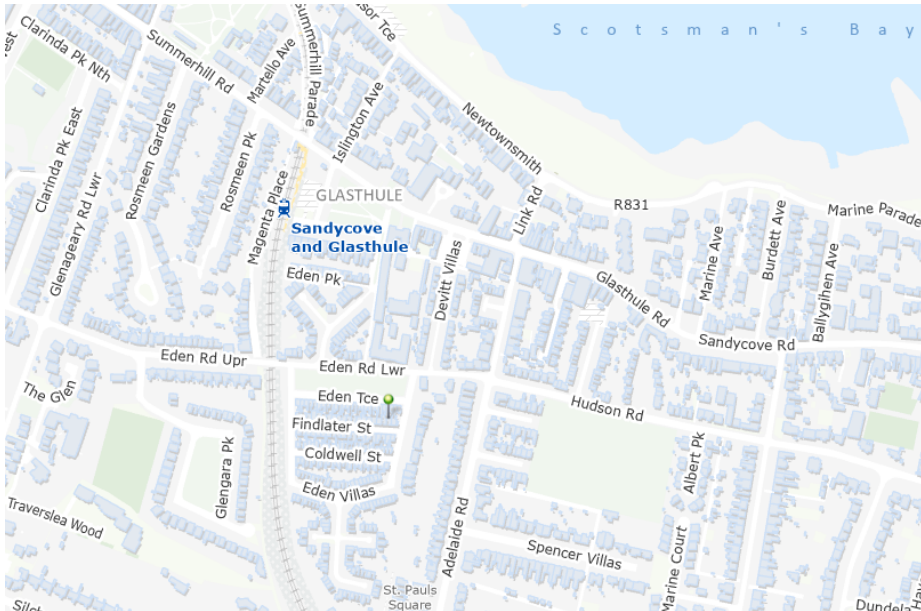
Fully tiled, recessed lighting, corner shower unit, w.c. and w.h.b.

## Kitchen

Modern fitted kitchen with a range of wall and floor units, wood effect countertops and tiled splashback. Door to yard.



Not to scale. For identification only.



# Tom O'Higgins

ESTATE AGENT

Negotiator

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