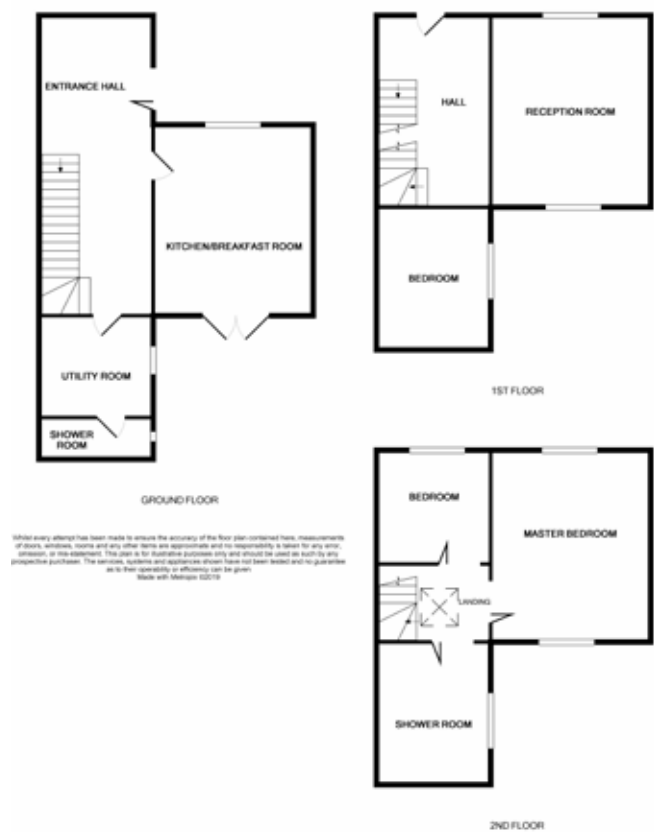




BER E1



Whitethorn, Royal Terrace West, Dun Laoghaire, County Dublin

120 Sq.M

DNG Dun Laoghaire

76a Upper George's Street, Dun Laoghaire, Co. Dublin
T: 01 2301616 | E: dunlaoghaire@dng.ie

For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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Negotiator:

Lorraine Maher
MSCSI MRICS
PSL 002049



Whitethorn, Royal Terrace West, Dun Laoghaire, County Dublin

DNG are delighted to present Whitethorn, Royal Terrace West, a beautiful two storey over garden residence built in c.1995. This superb build is very much in character mirroring the Victorian charm of the square. The property is positioned at the end of this stunning terrace with a large secure parking bay to the side. This wonderful home is c 120sqm and boasts an array of special features to include cornice work, sash windows, attractive bay windows in the reception and in the master bedroom overlooking the Square and a stunning fireplace.

The accommodation has been modernised and upgraded by the present owners and oozes style and flair throughout.

The property is further complemented by a wonderful west-facing patio garden to the rear making it ideal for enjoying the sun. The gardens are landscaped and are bordered by walls with electric gates to ample off street parking which is cobblelocked with a wide array of mature shrubs and flowers.

Royal Terrace West is situated in an exclusive, peaceful cul de sac on a prestigious square off Tivoli Road. The location is both fashionable and convenient and is within a short stroll of Dun Laoghaire town centre, with its colourful parade of shops, schools, restaurants and leisure facilities.

Dun Laoghaire pier and Sandycove seafront are also within easy reach, as is Dun Laoghaire's Dart station which is just a short walk away. The popular village of Monkstown is a short distance away.

Accommodation

Garden Level,

Hall: 2.70m X 5.33m Attractive entrance hall with timber flooring and kitchen off.

Kitchen: 5.06m x 3.98m

Kitchen with ample wall and floor units. Plumbed for dishwasher. Built in oven and hob with extractor fan. Timber flooring, French doors to patio ideal for dining alfresco. Belfast sink and marble counter taps. Inset lighting and sash window to the front.

Utility: 3.61m x 2.53m

ample storage, plumbed for washing machine and dryer. Door to Rear garden. Door to Guest WC

Shower: 0.87 x 2.53m

Guest WC with WHB and Shower.

First Floor:

Entrance Hall: 4.38m x 2.52m

Beautiful entrance with timber flooring, high ceiling and accommodation off.

Living Room: 4.12m x 4.83m

light filled main reception. This room is dual aspect with wonderful features to include, bay window, high ceiling, ornate fireplace and feature lighting to name but a few.

Bedroom 3: 2.98m x 2.54m

Double bedroom with south facing aspect.

Return:

Shower: 1.91m x 2.49m

large main Bathroom with WC and WHB. Shower with fully tiled surround.

2nd Floor:

Landing: 2.16m x 2.50m

Light filled landing with velux window.

Bedroom 2: 2.94m x 2.49m

double bedroom to the front with built in wardrobes.

Bedroom 1 : 4.24m x 4.64m

wonderful master bedroom with dual aspect, feature bay window overlooking this beautiful square and ample built in wardrobes.

BER: E1

BER No. 111899191

Energy Performance Indicator: 641.73 kWh/m²/yr

Features

- Gracious home full of charm and character built in c.1995
- Wonderful well-preserved throughout
- Accommodation of c.120sqM. 3 Beds/2 bath
- Wonderful west-facing patio garden
- Private gated entrance with ample off street parking
- Private gated rear pedestrian access
- Stone's throw to Dun Laoghaire Town Centre
- Convenient to Monkstown
- Short walk to DART
- Surrounded by excellent schools and colleges.

View By Appointment

Asking Price: €850,000

