

FOR SALE BY PRIVATE TREATY

40 DUNDELA HAVEN

SANDYCOVE, CO. DUBLIN, A96K2F4

Asking Price

€695,000



**Tom
O'Higgins**
ESTATE AGENT

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40 DUNDELA HAVEN, SANDYCOVE

2 Bed - 2 Bath

77 sqm / 828 sqft

ASKING PRICE €695,000

Situated within this private, gated development, minutes from the Forty Foot, Sandycove and Glasthule Villages and Dart, 40 Dundela Haven is a two-bed townhouse, ideally sited towards the bottom of the cul de sac overlooking the manicured gardens.

The property has been well maintained and upgraded by the current owners including the installation of new windows and external doors in 2020. The accommodation comprises a reception hall with guest w.c. off, a modern fitted kitchen and an open plan living room / dining room with French doors leading to the private rear garden with paved patio area and lawn with perimeter beds. Upstairs there are two double bedrooms both ensuite.

Conveniently located between Sandycove and Dalkey, this tranquil setting is within walking distance of all amenities including boutique shopping, vibrant restaurants and pubs as well as scenic coastal walks, sports and leisure facilities and excellent transport links with bus, Dart and Air Coach all close by.

FEATURES

- Private gated development.
- Close to Dalkey Town & Glasthule Village.
- Modernised throughout.
- Private rear garden (40ft long).
- Double glazed uPvc windows (c.2020).
- Designated parking.
- Both bedrooms ensuite.
- Landscaped communal gardens.

SERVICES

- Secure electric gate.
- External plug for electric car charging.
- Fibre broadband.
- Security alarm.
- Electric Heating.
- Service charge €1,083 (2024).
- Petra Management Company.

BER

C2 No: 105415632 193.73 kWh/m²/yr



ACCOMMODATION

Reception Hall

With security alarm panel.

Guest w.c.

With tiled floor, w.c., and w.h.b.

Kitchen

With tiled floor and fitted units with integrated appliances and a stylish black granite countertop.

Living/Dining Room

Open plan room with timber flooring, feature fireplace with stove inset and double doors to the rear garden.

Landing

With carpet flooring, hot press and attic hatch.

Bedroom (1)

Double room to the rear with full width floor to ceiling fitted wardrobes. Roman blinds.

Ensuite

Tiled floor to ceiling, w.c., w.h.b. with cabinet below and shower.

Bedroom (2)

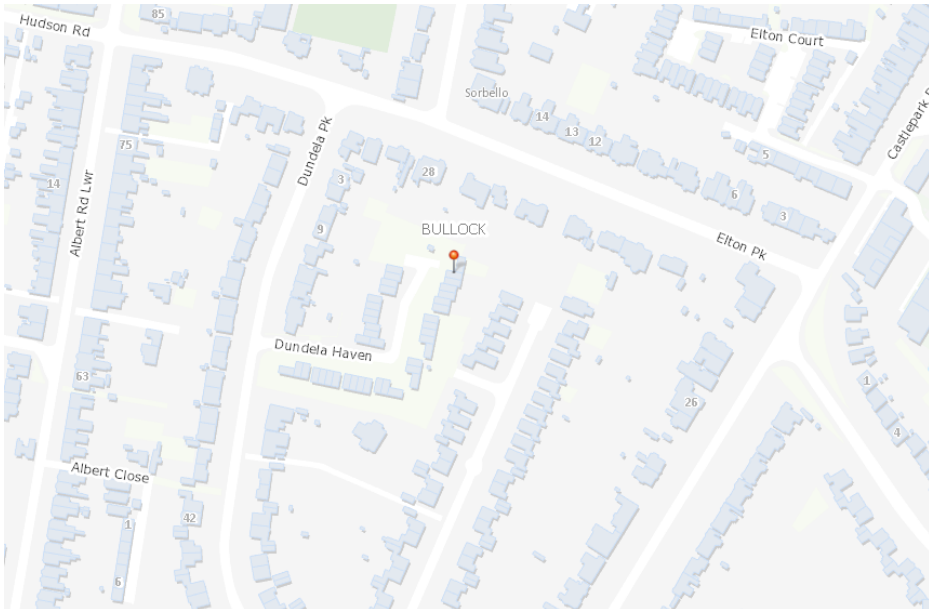
Double room to the front with bay window overlooking the communal green. Fitted wardrobe. Roller and Roman blinds.

Ensuite

With tiled floor, w.c., w.h.b. with cabinet below and shower.



Not to scale. For identification only.



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Negotiator

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SHOULD THIS PROPERTY NOT SUIT PLEASE REGISTER YOUR REQUIREMENTS AT OUR OFFICE WHERE PRIORITY WILL BE GIVEN TO MEET THEM AS SOON AS POSSIBLE. PSRA 001730