



**DNG Dun Laoghaire**

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

**Negotiator:**

Anne-Marie King

PSL 002049

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

Messrs. Douglas Newman Good for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Douglas Newman Good has any authority to make or give representation or warranty whatever in relation to this development.



2 Coldwell Street, Glasthule, County Dublin

c.36 sq m / 388 sq ft



## 2 Coldwell Street, Glashule, County Dublin

DNG are delighted to present this terrific and superbly presented one bedroom artisan cottage to the open market. The property extends to c. 388 sq ft and comprises: entrance hall, livingroom/diner/kitchen, bedroom & bathroom. This property further benefits from a low maintenance, sunny south facing courtyard to the rear and ample on-street parking.

Superbly located in the heart of Glashule village this property has every amenity on its door step with the best of shops, fine restaurants, churches of all denominations and also an abundance of leisure facilities ie sailing, golf, rugby, tennis clubs and stunning scenic walks of the coastline. Excellent transport facilities with the DART and Bus all within 2 mins walking distance.

### Accommodation

Entrance Hall: 1.16m x 1.11m  
with wooden floor and door leading to...

Livingroom: 4.10m x 3.22m (at widest)  
Bright livingroom to front of home with wooden floor. Open fireplace with marble inset & hearth. Built in storage unit and shelving.

Kitchen/Diner: 4m x 2.69m  
Bright kitchen with ample eye and base level white wooden units with tiled splashback & wooden worktop, integrated oven/hob, plumbed for washing machine.

Inner Hall: 2.15m x 1.04m  
with wooden floor. Door to courtyard.

Bedroom: 2.76m x 2.87m  
Double bedroom to rear overlooking courtyard. Wooden floor.

Bathroom: 2.18m x 1.22m  
Electric power shower, whb, wc and wall & floor tiles.

BER: G  
BER No. 112380373  
Energy Performance Indicator: 457.26 kWh/m<sup>2</sup>/yr

### Features

- Superbly presented 1 bedroom artisan cottage
- South facing rear courtyard
- Double glazed windows and door
- Very convenient location
- Gas fired central heating
- Double bedroom
- Burglar Alarm
- Ample on street disc parking

[View By Appointment](#)

