

FOR SALE BY PRIVATE TREATY

2 BARNHILL AVENUE

DALKEY CO. DUBLIN A96 YX34

Asking Price

€900,000



**Tom
O'Higgins**
ESTATE AGENT

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2 BARNHILL AVENUE, DALKEY

3 Bed – 3 Bath

163sqm / 1,760 sqft

ASKING PRICE €900,000

A very handsome detached family home within minutes of Dalkey Heritage Town. 'Enmore', 2 Barnhill Avenue is a fine, well-proportioned family home presented in excellent condition throughout.

Extending to approx.163sqm / 1,760sqft the location is second to none in terms of its proximity to local amenities from Dalkey village itself with a host of restaurants and shops to being literally minutes from superb walking and leisure opportunities from Killiney Hill in one direction and the seafront to the other.

The property was originally a four bedroom that was converted to a three bedroom to suit the current owners needs. There is ample off-street parking and a landscaped suntrap garden with mature boundaries.

FEATURES

- Double glazed
- Oil fired central heating
- Alarm
- Off street parking
- Superb location

BER

E2

No.110816618

346.53kWh/m²/yr



ACCOMMODATION

Entrance Hallway

With wooden floors, under stairs storage, door to understairs cloakroom.

Livingroom

A generous, well-proportioned family room with wood floors, feature fireplace and French doors to landscaped suntrap garden.

Kitchen / dining room

A great family kitchen diner with ample wall and floor units, tiled Splash back and French doors to patio. Utility/ pantry off, plumbed for washing machine.

Master bedroom

A super size master with French pine floors, built in wardrobes and picture window towards the sea.

Ensuite

A recently upgraded bathroom with all white sanitary ware, bath, shower whb.

Bedroom 2

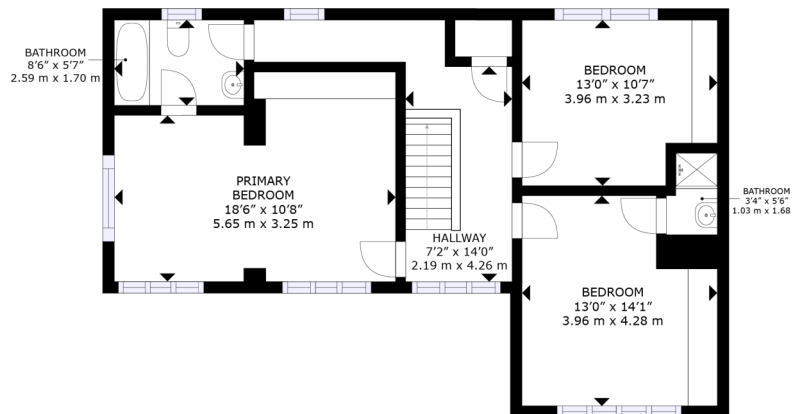
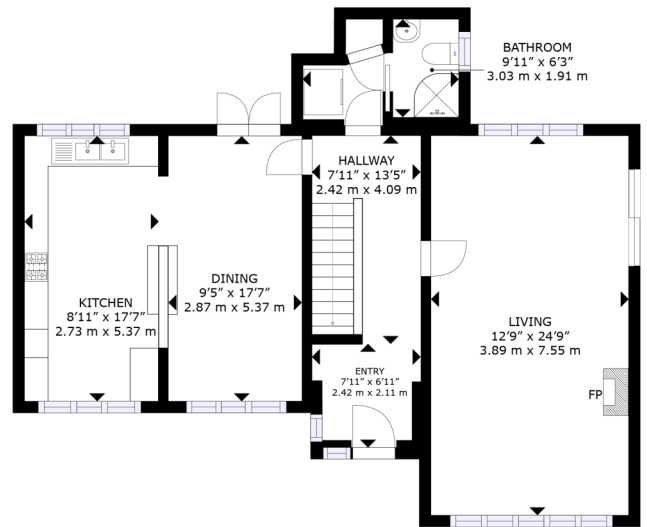
A superb double bedroom with built in wardrobes.

Ensuite

Modern ensuite, fully tiled with walk in shower.

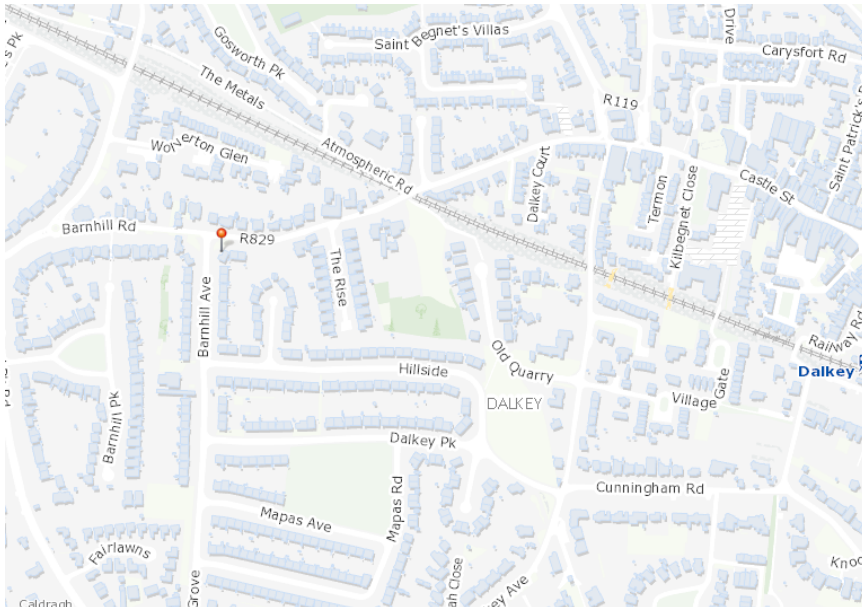
Bedroom 3

Another double bedroom with built in wardrobes.



Not to scale. For identification only.

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Tom O'Higgins Estate Agent for themselves or for the vendors of this property whose agents they are wish to make clear that these particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken compiling the information we can give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements.

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