

FOR SALE BY PRIVATE TREATY

9 SHARAVOGUE

GLENAGEARY, CO. DUBLIN A96 V4K3

Asking Price

€985,000



**Tom
O'Higgins**
ESTATE AGENT

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4 Bed – 2 Bath

151sqm / 1,625sqft

ASKING PRICE €985,000

Sharavogue is a highly sought-after cul de sac situated just off Glenageary Road Upper, adjacent to Sharavogue Creche, Montessori and Junior school. Its enviable location is close to Dun Laoghaire, Dalkey, Killiney, Sandycove and Glasthule benefitting from all the great amenities these towns and villages have to offer.

Approached by a spacious paved driveway providing ample off-street parking, 9 Sharavogue is an attractive detached property which has been well maintained by the current owners. The accommodation extends to approx. 151sqm / 1,625sqft and comprises an entrance porch, a reception hall with understairs guest w.c., living room / family room, kitchen / breakfast room, an office / playroom and utility on the ground floor. Upstairs there is a spacious landing, the main bathroom and 4 well-proportioned bedrooms with the principal bedroom ensuite.

The garden to the rear is a real delight, laid out with a slabbed patio and lawn with sunny orientation.

The convenience of this location cannot be overstated. Commuting is a breeze with Glenageary DART Station just a few minutes stroll away through a private laneway exclusively for the use of Sharavogue's residents. Additionally, the N11 and M50, simplify travel to and from the city and across the country.

The immediate area boasts a wide range of recreational amenities, including scenic walks over Dalkey and Killiney Hills and along the beautiful seafront. Sporting enthusiasts will appreciate the excellent golf and tennis clubs nearby, as well as GAA and a choice of yacht clubs in Dun Laoghaire Harbour for sailing enthusiasts.

FEATURES

- 4 Bed detached property.
- Easy access to Dart.
- Cul de sac location.
- Residents access to private laneway to Marlborough Road.
- Off street parking.
- Convenient to Glasthule Village & Dalkey Town.
- Double glazed pvc windows.
- Private garden with sunny orientation.



ACCOMMODATION

Porch

With tiled flooring.

Reception Hall

With wood flooring, security alarm panel and dado rail and understairs guest w.c.

Living Room

To the front with feature open fireplace & dual aspect windows to the front taking advantage of the south and westerly sun.

Family / Dining room

Connecting the living room with the kitchen

Kitchen / Breakfast room

With tiled floor and range of fitted wall and floor units and integrated appliances. Access to the rear garden.

Home office / Sitting Room

A flexible room that would suit as a family living space or home office.

Utility

Range of wall and floor units with ample counterspace and stainless-steel sink. Access to the rear garden.

Landing

Spacious landing flooded with natural light. Hot press off.

Bedroom (1)

Double room to the front with floor to ceiling sliderobes.

Ensuite

Tiled floor to ceiling. W.c., w.h.b. and electric shower.

Bedroom (2)

Dual aspect room to the front with wardrobe and attic access.

Bathroom

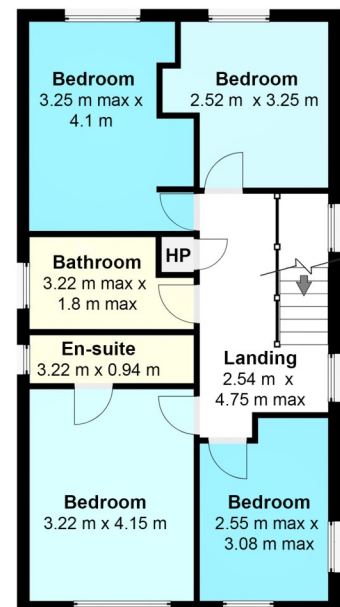
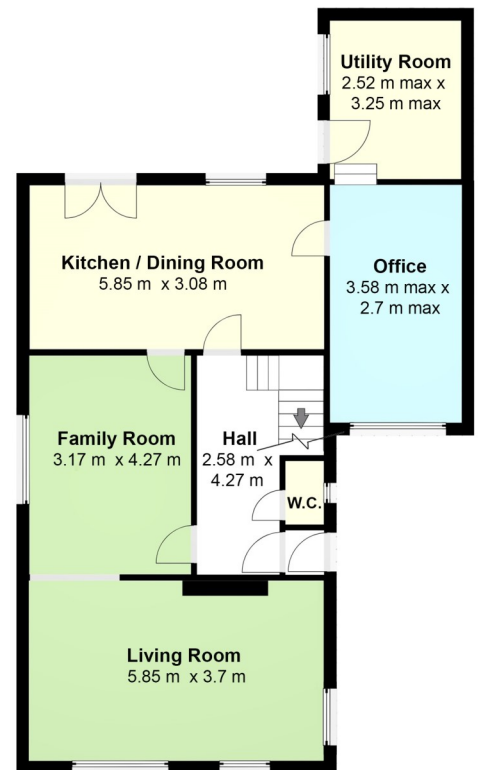
Fully tiled bathroom. Bath with overhead rainbow shower, w.c., w.h.b. with feature mirror above. Heated towel rail.

Bedroom (3)

To the rear with fitted wardrobe and shelving.

Bedroom (4)

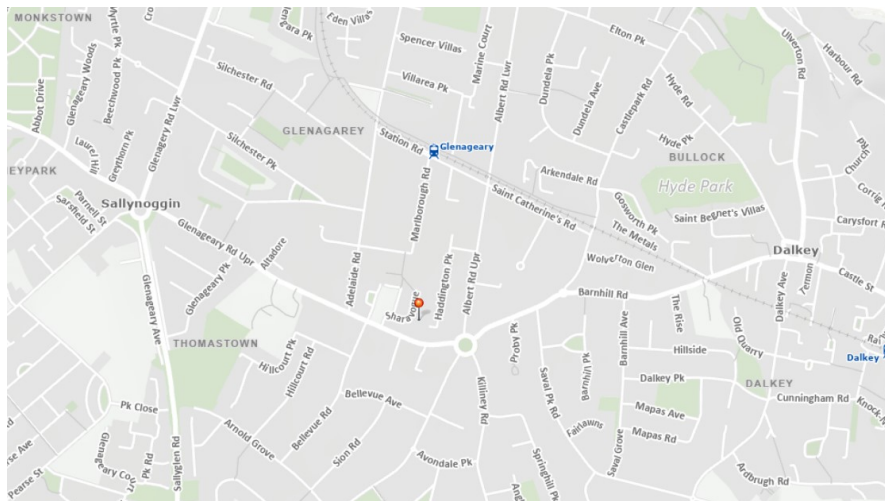
To the rear with wood flooring and floor to ceiling wardrobes.



Not to scale. For identification only.

BER

D2 No: 114538119 277.03 kWh/m²/yr



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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