

# For Sale

Asking Price: €925,000



45 Hyde Road, Dalkey  
Co. Dublin A96 D7P2

[sherryfitz.ie](https://sherryfitz.ie) - make and view offers 24/7

BER D2





24 HOUR ACCESS



SEARCH



BOOK VIEWINGS



MAKE OFFERS



Charming four-bedroom bungalow with a spacious attic room, ideally located just minutes from Dalkey Town. Overlooking the Cuala/Dalkey United playing fields and playground to the front, the property enjoys a pleasant open aspect and a wonderful sense of space.

Accommodation comprises a welcoming entrance hallway leading to a bright living room and a spacious kitchen/dining area; four bedrooms (2 dbl, 2 sgl), one currently used as an office with access to a large attic space via a spiral staircase; a large family bathroom, utility room and shower room.

To the rear of the property lies a private outdoor space for relaxing/entertaining, along with a garden room/home office with shower room. To the front, the property is lawned and has a shared driveway along with residential disc parking available on the road.

**SPECIAL FEATURES**

- Convenient location
- Accommodation: 106sq m /1,140 sq ft
- Attic space 20 sq m
- Shared driveway and off street parking
- Separate garden room/ office 12.5 sq. m (134sq.ft)
- Walking distance to Dalkey Dart

**BER**

BER D2, BER No. 114403595

Energy Performance Indicator: 298.46 kWh/m<sup>2</sup>/yr**NEGOTIATOR**

Simone Rothschild  
Sherry FitzGerald  
23 Castle Street  
Dalkey, Co. Dublin  
A96 N8P3  
T: 01 275 1000  
M: 086 818 6898  
E: simone.rothschild@sherryfitz.ie

**MORTGAGE ADVICE**

For mortgage advice talk to  
David Dunne  
T : 01 205 1240  
M: 087 054 7262  
E: david.dunne@sherryfitz.ie

[sherryfitz.ie](http://sherryfitz.ie)