

FOR SALE BY PRIVATE TREATY

68 GRANITEFIELD

DUN LAOGHAIRE, CO. DUBLIN A96 W7D6

Asking Price

€695,000



**Tom
O'Higgins**
ESTATE AGENT

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4 Bed – 2 Reception 120sqm / 1,291sq ft

ASKING PRICE €695,000

68 Granitefield is a spacious four-bedroom semi-detached home situated in this mature and highly regarded residential development, overlooking a large open green to the front.

Extending to approximately 120sqm, the property offers generous accommodation throughout, with well-proportioned reception rooms, four bedrooms, a garage and both front and rear gardens. Having been carefully maintained over the years, the house provides a solid foundation for its new owners to update and personalise, while retaining the generous proportions and features that make these homes so appealing.

The accommodation briefly comprises a welcoming reception hall, living room to the front with feature fireplace and double doors opening into the dining room with fireplace and service hatch to the kitchen, fitted kitchen, guest w.c. and the garage complete the ground floor. Upstairs there are four bedrooms, two of which are doubles with built-in wardrobes, together with a family bathroom.

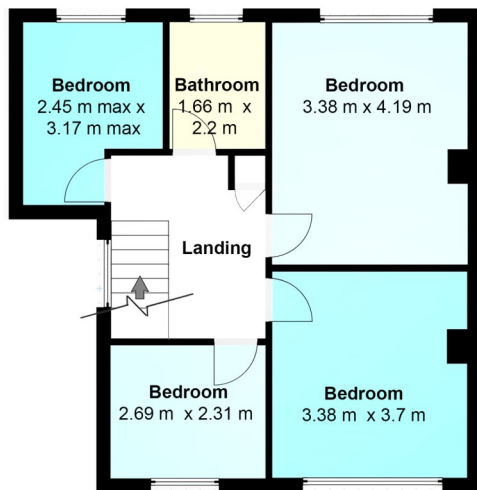
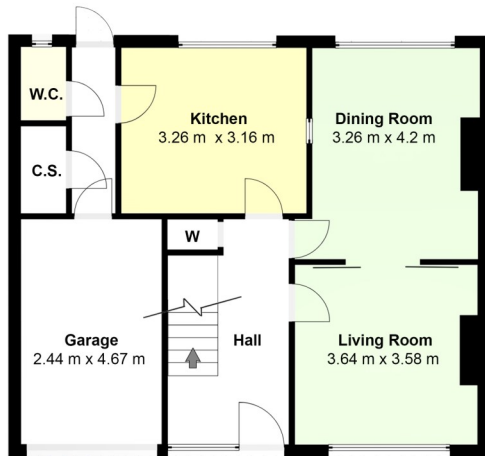
The rear garden is predominantly laid in lawn and benefits from mature hedging and trees, providing a good degree of privacy. To the front, the property overlooks the open green, offering an attractive outlook and a particularly useful amenity for children.

Granitefield is ideally positioned close to an excellent selection of schools, shops, parks and sporting facilities. Dun Laoghaire town centre and Cabinteely are all within easy reach, while excellent transport links including the DART, Dublin Bus and N11/QBC provide convenient access to Dublin city centre and surrounding areas.

No. 68 offers generous accommodation, excellent gardens and a superb position within a well-established residential setting, making this an appealing opportunity for those seeking a home in a highly convenient location.



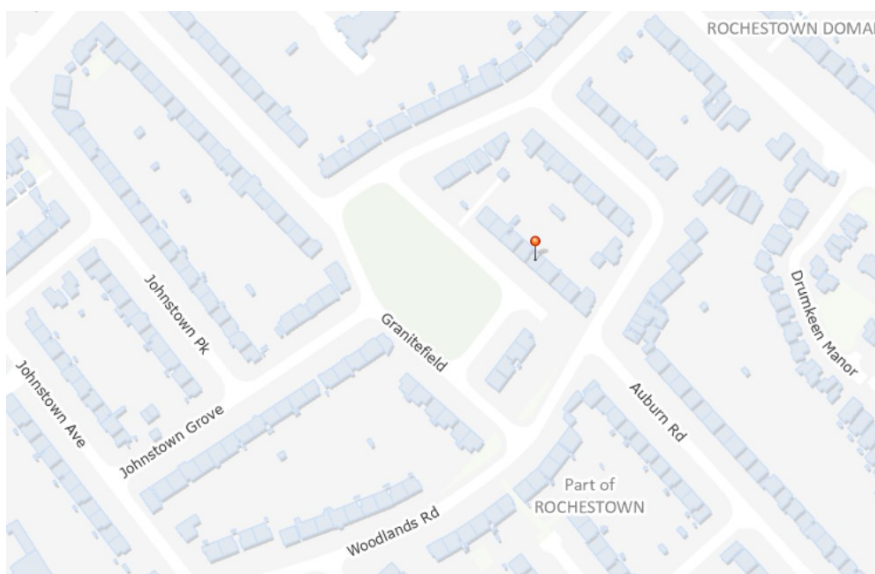
FLOORPLAN



FEATURES

- 4 Bedroom Semi-Detached
- Garage & Off-Street Parking
- Overlooking Large Open Green
- Good-Sized Private Rear Garden
- Mature & Highly Regarded Development
- Gas fired central heating
- Excellent Location Close to Schools, shops & transport links
- Scope to extend SPP





BER

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No: 119805430

276.70kWh/m²/yr

**Tom
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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