

For Sale

Asking Price: €520,000

Sherry
FitzGerald



7 Glencairn, Harbour Road,
Dalkey, Co. Dublin A96 EV59

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BER D2





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Welcome to No 7 Glencairn, a spacious two-bedroom, two-bathroom, ground floor apartment offering ease of access on foot to, Bullock Harbour, Dalkey with its variety of shops and the Dart Station. The property comes to market requiring modernisation and is great opportunity to create an enviable home in a highly desirable location.

The accommodation briefly comprises; entrance hall, a main inner hallway with storage, a well-proportioned living room / dining room opening through to a covered balcony with direct access onto gardens and a separate kitchen. There are two spacious double bedrooms (main en-suite shower room) and a main bathroom with hot press. The apartment has plentiful internal storage, a useful external storage locker and surface car parking.

SPECIAL FEATURES

- Annual service charge €2,700 approx.
- Piped for Gas fired central heating
- New block fire detection and emergency lighting installed in 2017
- Common areas renovated in 2022
- CCTV in carpark
- Ground floor with direct garden access
- Communal gardens

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BER D2, BER No. 117630772

Energy Performance Indicator: 288.8 kWh/m²/yr

**Sherry
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NEGOTIATOR

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MORTGAGE ADVICE

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.