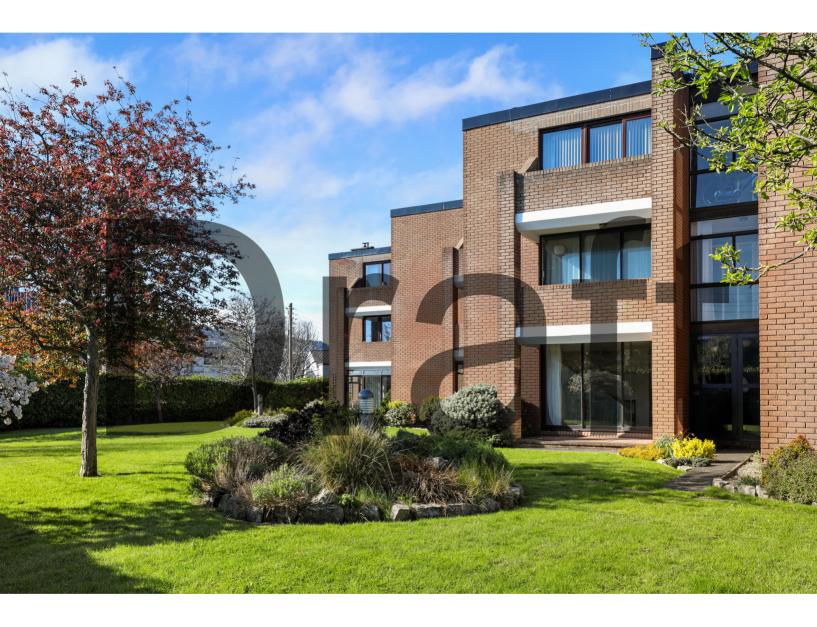


Asking Price: €520,000





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

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BER D2



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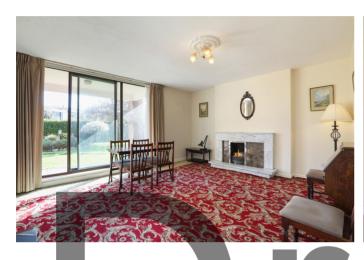






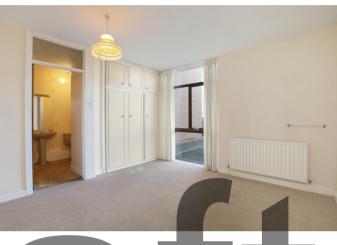
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Welcome to No 7 Glencairn, a spacious two-bedroom, two-bathroom, ground floor apartment offering ease of access on foot to, Bullock Harbour, Dalkey with its variety of shops and the Dart Station. The property comes to market requiring modernisation 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 seperate 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

## BER

BER D2, BER No. 117630772 Energy Performance Indicator: 288.8 kWh/m2/yr

## Sherry FitzGeräld

NEGOTIATOR John Paul Condron Sherry FitzGerald 23, Castle Street, Dalkey, Co. Dublin A96 N8P3 T: (01) 2751000 M: 087 7463735 E: johnpaul.condron@sherryfitz.ie

## MORTGAGE ADVICE

For mortgage advice talk to David Dunne T:(01)2051240 M: 087 0547262 E: david.dunne@sherryfitz.ie

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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.