

BENNETTS

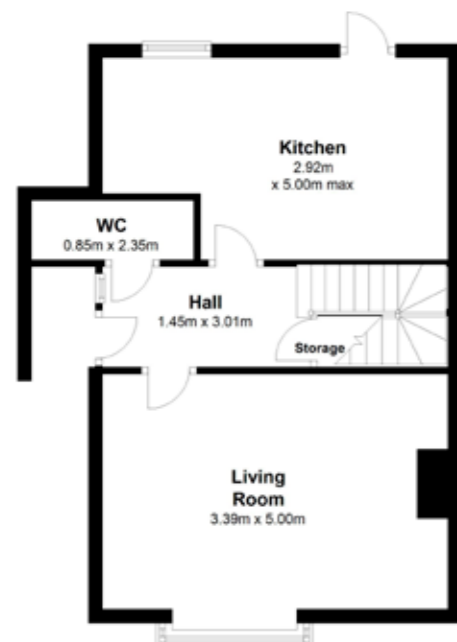
Est. 1966

Auctioneers • Valuers • Estate Agents

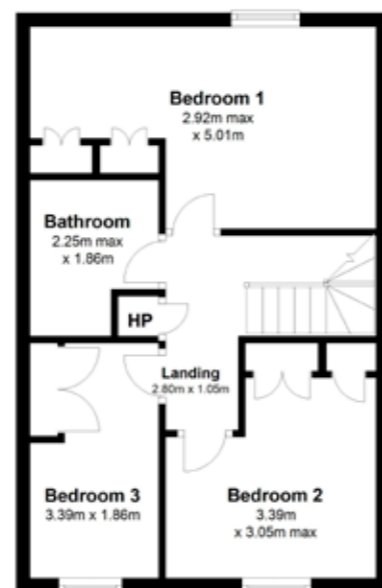
20 Sandymount Green • Dublin 4



Ground Floor



First Floor



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Viewing is strictly by appointment through the above Company as Sole Agents.

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Arthur F Bennett & Company Limited Registered in Dublin Ireland Number 23598

PSRA No. 002091



64 ST. JOHN'S, SANDYMOUNT, DUBLIN 4

- Spacious three bedroom end of terrace town house
- Gas fired central heating and double glazed
- Private and secure gated development
- Off street parking
- Located in this sought after area off Park Avenue
- Rear garden

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FOR SALE

BY PRIVATE TREATY

01 260 2520
info@bennettsauctioneers.ie

DESCRIPTION

A bright and spacious (c.84 sq. m.) family town house superbly presented in walk-in condition and upgraded to a high standard with features including solid wooden flooring, fully integrated kitchen, GFCH and off street parking. The accommodation briefly consists of entrance hall, living room, guest cloakroom and kitchen on the ground floor. There are three bedrooms and family bathroom on the first floor. Externally there is rear garden.

LOCATION

St John's is situated in this exclusive and sought after residential development off Sandymount's premier road, Park Avenue, just a short stroll to the village with all its amenities, including shops, schools, restaurant, strand and dart. There are numerous bus routes all within a short distance including the airport coach. Most convenient to Merrion Shopping Centre and St. Vincent's Hospital.

CONTACT

For further information or viewing arrangements contact: Geraldine O'Callaghan - Tel: 01 2602520 or Email: ger@bennettsauctioneers.ie



ACCOMMODATION

GROUND FLOOR

Porch entrance with tiled floor:

HALL: 3.2m x 1.9m with coving, under stairs storage unit, alarm panel

LIVINGROOM: 4.7m x 3.5m with stone fireplace with granite inset and stove

KITCHEN 4.7m x 3.1m range of fitted eye and floor level units, oven & hob, door to rear garden

GUEST CLOAKROOM: 2.35m x 0.85 w.c. & w.h.b.

FIRST FLOOR

BEDROOM 1: 4.7m x 3m with built in wardrobes

BEDROOM 2: 3.6m x 1.9m with built in wardrobes

BEDROOM 3: 3.1m x 2.6m with built in wardrobes

BATHROOM: 2.3m x 2m wc, whb & bath

EXTERIOR

Cobble-lock driveway to the front with mature shrubbery & side entrance

Good sized private landscaped rear garden with side entrance

Management fee: €400 per annum

Total floor area: c. 84 sq. m.

Price: €625,000

BER DETAILS

BER C2

BER No 110835410

Energy Performance Indicator: 190.33 kWh/m²/yr



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