

FOR SALE BY PRIVATE TREATY

**4 The Mews
St Patrick's Road
Dalkey
Co. Dublin**



€525,000

BER C2

**182.57 Wh/m²/yr
BER NO: 104051438**

Crawford's



Description

This walk-in condition three bedroom property (63sq m/678sq ft) will appeal to those who are looking for a home in the centre of this highly sought after location. Finished to a high level with a brand new bathroom and kitchen this home which has a designated parking space is within walking distance of all the amenities that Dalkey has to offer.



Accommodation

ENTRANCE HALL	2.50 M X 1.92 M with under stairs storage.
KITCHEN	2.89M X 2.56M tiled floor with cream kitchen units and granite worktops. Integrated new kitchen and appliances throughout including washing machine/fridge-freezer/dishwasher, oven and hob.
LIVING/DINING	4.95M X 3.67M With a feature open gas fireplace. Double doors to garden.



BEDROOM 1	3.166M X 2.74M
BEDROOM 2	3.19M X 2.10M with fitted wardrobe.
BEDROOM 3	2.09M X 2.10M with fitted wardrobe.
BATHROOM	2.00M X 1.72M fully tiled with bath, w.c and whb.



OUTSIDE

The landscaped rear patio garden is private with a Westerly aspect (pictured)
There is a side passage to the front of the house which is cobblelocked for off-street parking.

Managment Company.

Charge €800 PA
Dalkey Management Company LTD.

Viewing by appointment only.

Contact: Nick Crawford – Phone 01 2859441 or 087 2406477.

Crawford's

PSRA LICENCE 001515

4 RAILWAY ROAD DALKEY CO DUBLIN PH 01 2859441

THESE PARTICULARS ARE GIVEN ON THE UNDERSTANDING THAT THEY ARE FOR GUIDANCE ONLY AND POTENTIAL PURCHASERS MUST SATISFY THEMSELVES AS TO THEIR ACCURACY – CRAWFORD'S WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS CONTAINED HEREIN. ALL NEGOTIATIONS ARE SUBJECT TO CONTRACT/CONTRACT DENIED.