

FOR SALE BY PRIVATE TREATY

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



**€525,000**

**BER C2**

**182.57 Wh/m<sup>2</sup>/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**

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