



3 Sion Road, Glenageary, County Dublin, A96 Y2D0

153 sq.m/1,646 sq.ft

## DNG Dun Laoghaire

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## Negotiator:

David Dobbs  
Associate Director  
PSL 002049





## 3 Sion Road, Glenageary, County Dublin, A96 Y2D0

DNG are delighted to launch 3 Sion Road to the open market; a fabulous detached bungalow presented to an impeccable standard with high quality fittings, an excellent converted attic, an enviable location and a magnificent garden. The well laid out accommodation of approximately 153 sq.m / 1,646 sq.ft. comprises entrance hall, livingroom, sitting room, dining room, kitchen, 3 bedrooms downstairs, bathroom, wc and converted attic (currently used as a bedroom) with bathroom. The property is enhanced with additional space to extend the house due to the large rear garden.

The location is both fashionable and convenient and is a wonderful area to raise a family. Sandycove, Glasthule and Dun Laoghaire town centre are all close by, with their colourful parade of shops, restaurants and leisure facilities. Dun Laoghaire's stunning fully upgraded park together with the Fallon & Byrne Restaurant are close by. Dun Laoghaire pier and Sandycove seafront are also within easy reach, as is Glenageary Dart station which is a short walk away. The area is also surrounded by many of Dublin's best primary and secondary schools.

Rear Garden. Magnificent south east facing mature landscaped garden boasting an abundance of trees, shrubs and a healthy perimeter hedging. The garden boasts a large area of lawn providing amazing space for a growing family. There is also a patio area.

Front. To the front there is a driveway offering off street parking for up to 4 cars.

Side. Side Passageway.

### Accommodation

Entrance Hall:

Living Room:

Bedroom 1: Bathroom:

Guest wc:

Bedroom 2:

Bedroom 3:

Sitting Room/Bedroom 4:

Kitchen:

Dining Room:

Attic Room: ( Bedroom / Bathroom)

BER: D2

BER No. 106508856

Energy Performance Indicator: 288.15 kWh/m<sup>2</sup>/yr

### Features

- Superb detached bungalow of 153 sq.m/1,646 sq.ft
- Magnificent site
- Large front driveway offering ample parking
- Mature peaceful road
- Presented in immaculate condition
- Gas fired central heating
- Gas coal effect fire in living room
- Double glazed PVC
- Fitted kitchen to include: dishwasher, hob, double oven, microwave & fridge/freezer
- Converted attic
- Ample under eaves storage
- Short walk to Glenageary Dart station, no. 59 bus and Aircoach
- Close to Dalkey, Sandycove/Glasthule and Dun Laoghaire
- Surrounded by excellent schools

View By Appointment

Asking Price: €695,000

