

FOR SALE BY PRIVATE TREATY

11 EDEN TERRACE

GLASTHULE CO. DUBLIN A96 H025

Asking Price

€495,000



**Tom
O'Higgins**
ESTATE AGENT

2 Bed - 1 Rec

65sqm / 700sqft

ASKING PRICE €495,000

A charming red brick terraced house (c.1898) of considerable character in an excellent location overlooking a park and convenient to Dart, Glashule Village and a short stroll to the sea.

The accommodation, modernised about 15 years ago extends to 65sqm and benefits from a single storey extension to the rear. It includes an open plan layout on the ground floor with living room to the front and kitchen to the rear with a courtyard in the middle to maximise natural light. Upstairs there are two double bedrooms, the front bedroom overlooks the park the bedroom to the rear has a bright aspect.

Situated a short stroll from Glashule Village this property offers outstanding convenience to a diverse range of truly worthwhile amenities including boutique shopping, cafes and restaurants, the newly refurbished Dun Laoghaire Baths, the Forty Foot and the Dart.

FEATURES

- Great location
- Attractive red brick property
- Overlooking a park to the front
- Modernised c.15 years ago
- Close to Glashule Village
- Gas fired central heating
- Convenient to Dart, Bus and Air Coach
- On street permit parking

BER

C3

No. 116810649

218.93 kWh/m²/yr



ACCOMMODATION

Living Room

Dual aspect room with wood flooring and recessed storage shelves. Fireplace. Original sash window to the front and double glazed to the rear

Kitchen

With tiled floors, a range of fitted wall and floor units with double doors opening onto the courtyard.

Bathroom

With tiled floor, skylight, shower, w.c. and w.h.b.

Landing

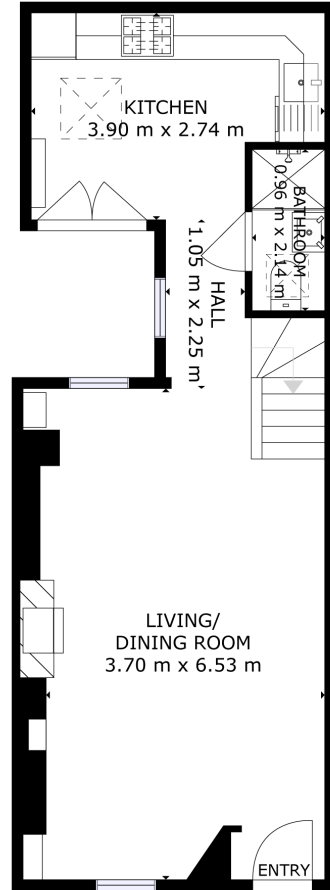
With attic hatch.

Bedroom (1)

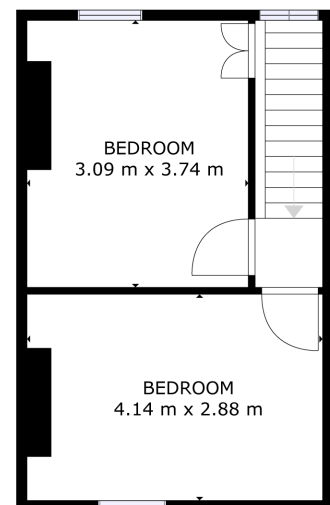
Double room to the front with original sash window.

Bedroom (2)

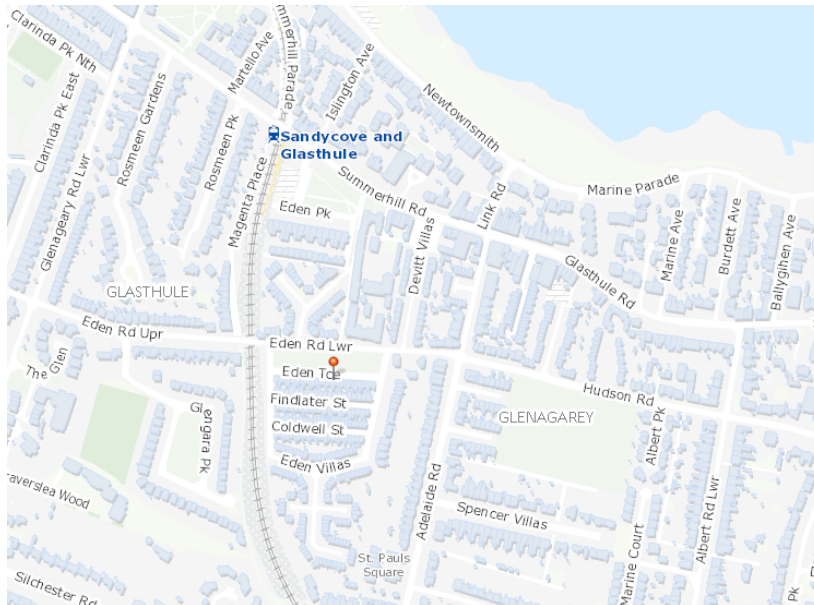
Double room to the rear with hot press. Double glazed window.



Ground Floor



First Floor



Tom O'Higgins

ESTATE AGENT

Negotiator

Cormac O'Higgins

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