

FOR SALE BY PRIVATE TREATY

GRENVILLE

SORRENTO ROAD, DALKEY, CO. DUBLIN, A96 KA61

Asking Price

€945,000



**Tom
O'Higgins**
ESTATE AGENT

W tomohiggins.ie T 01 2845007 M 087 766 6422 E info@tomohiggins.ie

GRENVILLE, SORRENTO ROAD, DALKEY

4 Bed – 2 Rec 108sqm / 1,162sqft

ASKING PRICE €945,000

Situated along Sorrento Road, a short stroll from Dalkey Town, Grenville is approached by a driveway to the front and comprises an attractive double fronted, four bed, semi-detached home dating back to 1859 with a delightful two tier south facing garden to the rear.

The accommodation maintains many of its original features with high ceilings, coving and doorway arches, it extends to 108sqm / 1,162sqft and briefly comprises two reception rooms to the front and a kitchen / diner to the rear on the ground floor and upstairs, four bedrooms and two bathrooms.

The south facing rear garden is a real delight and offers ample scope to extend should further living accommodation be required. There is a large patio area with block shed (with plumbing and electricity) on the lower level and a lawn with perimeter planting on the upper level, as well as rear access to the driveway.

The convenience of this location cannot be overstated. It is a 2 minute stroll to the renowned Finnegans pub as well as the centre of Dalkey Heritage Town with its varied array of cafes, restaurants and boutique shopping. Dalkey offers excellent public transport links with Dart, bus and Air Coach all servicing the area.

FEATURES

- Highly sought after address
- Superb south facing rear garden
- Scope to extend (SPP)
- Convenient to Dalkey Town and Dart
- Gas fired central heating
- High ceilings
- Rear access
- Parking



ACCOMMODATION

Living Room

To the front, with wood flooring, high ceilings with coving, feature fireplace and fitted shelving.

Sitting Room

A cosy sitting room with wood flooring, coving and feature fireplace.

Kitchen / Diner

To the rear with a range of fitted wall and floor units, granite countertops and tiled splashback. Tiled fireplace and sliding door to the rear garden.

Landing

L-Shaped landing with carpet flooring.

Bedroom (1)

Double room to the front with feature bay window

Bedroom (2)

Double room to the front with attic access.

Bathroom

Fully tiled bathroom jacuzzi style bath with cradle shower, w.c. and w.h.b.

Bedroom (3)

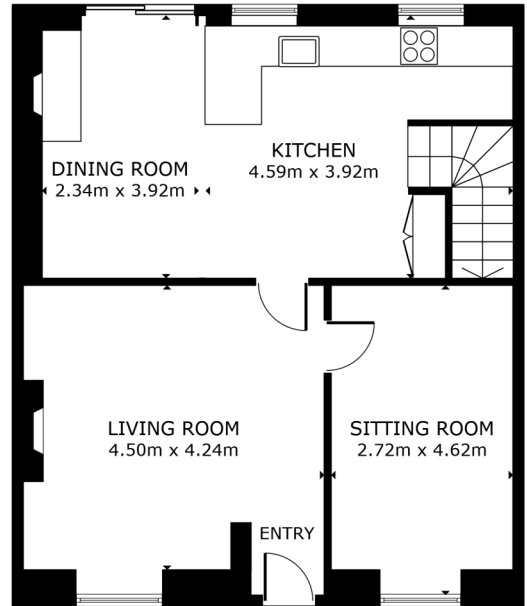
Double bedroom to the rear.

Jack & Jill Shower room

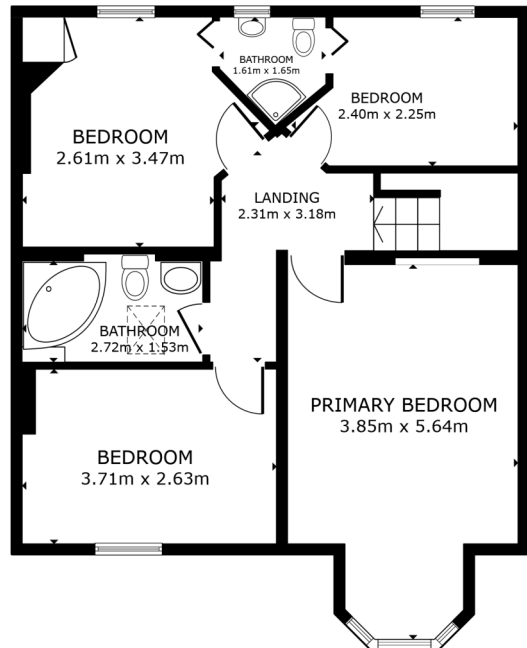
Fully tiled wetroom with electric shower, w.c. and w.h.b.

Bedroom (4)

To the rear with fitted bed and storage below. Additional storage above the shower room door.



Ground Floor



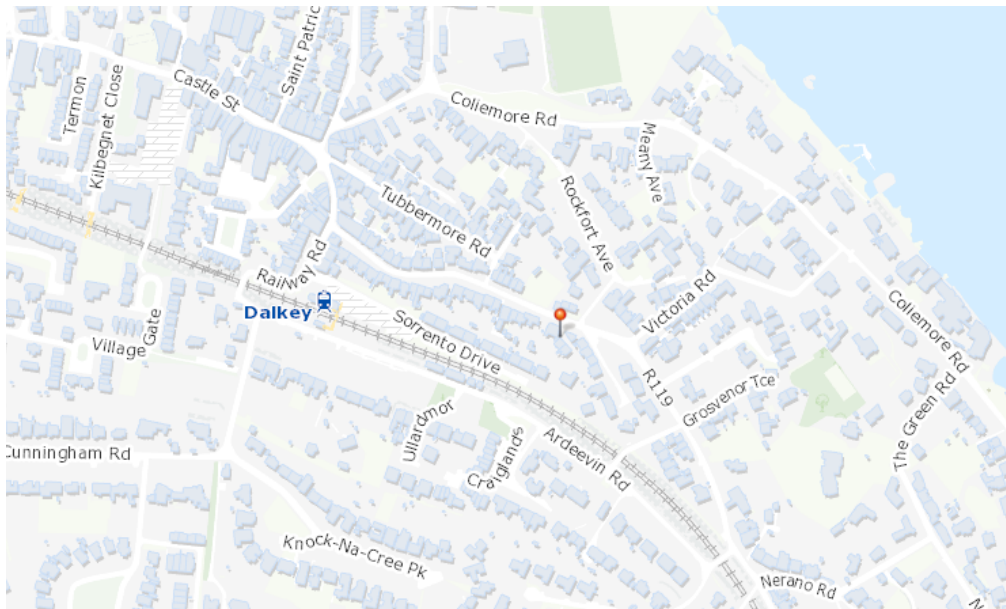
First Floor

Not to scale. For identification only.

BER

E1 No. 116863978 324.53 kWh/m²/yr

GRENVILLE, SORRENTO ROAD, DALKEY



**Tom
O'Higgins**

ESTATE AGENT

Negotiator

Tom O'Higgins

MIPAV TRV MMCEPI

087 766 6422

tom@tomohiggins.ie

52 Sandycove Road, Sandycove, Co. Dublin, A96 W3C1

T+353 1 2845007 E info@tomohiggins.ie

Tom O'Higgins Estate Agent for themselves or for the vendors of this property whose agents they are wish to make clear that these particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken compiling the information we can give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements. SHOULD THIS PROPERTY NOT SUIT PLEASE REGISTER YOUR REQUIREMENTS AT OUR OFFICE WHERE PRIORITY WILL BE GIVEN TO MEET THEM AS SOON AS POSSIBLE. PSRA 001730