

FOR SALE BY PRIVATE TREATY

# 517 PEARSE VILLAS

SALLYNOGGIN CO. DUBLIN A96 X940

Asking Price

€575,000



BER D1

**Tom  
O'Higgins**  
ESTATE AGENT

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## 3 Bed – 83.5sqm / 899sqft

**ASKING PRICE €575,000**

517 Pearse Villas is a bright, end-of-terrace three-bedroom home offering approximately 83.5sqm of well-proportioned living space. The property benefits from a south-facing orientation, particularly in the kitchen and dining area, where double doors lead directly to the rear garden. A welcoming reception hall, separate living room with a feature fireplace, and a fully tiled family bathroom complete the ground floor accommodation. Upstairs there are three bedrooms, all with newly carpeted flooring. The home is designed for ease of living, featuring gas-fired central heating and gated side access leading from a spacious lawned front garden with off-street parking

The location provides an exceptional balance of community charm and urban convenience. Residents are just a short stroll from Killiney Shopping Centre and the bustling village of Sallynoggin, which hosts an array of amenities including Aldi, Lidl, Woodies, and FlyeFit Gym. Local life is further enhanced by nearby cafes, pharmacies, and a selection of well-regarded schools, making it a sought-after choice for growing families.

Transport links are arguably the finest in the area. With the 7A, 7E, and 111 bus stops effectively on your doorstep, and easy vehicle access to the N11 and M50 road networks, the city centre and surrounding suburbs are within effortless reach. This home offers a perfect opportunity to secure a solid property in a location where every modern convenience is just a walk away.

### FEATURES

- South facing rear garden
- Extended to the rear
- Gas fired central heating
- Off street parking
- Gated side access



# ACCOMMODATION

## Porch

With sliding door.

## Reception hall

With understairs storage.

## Living Room

To the front, with feature fireplace with electric inset.

## Kitchen / Diner

With tiled floor. Range of fitted wall and floor units. Breakfast bar. Double doors to the rear garden.

## Bathroom

Tiled floor to ceiling, bath with electric shower overhead, w.c, and w.h.b.

## Landing

With attic hatch.

## Bedroom (1)

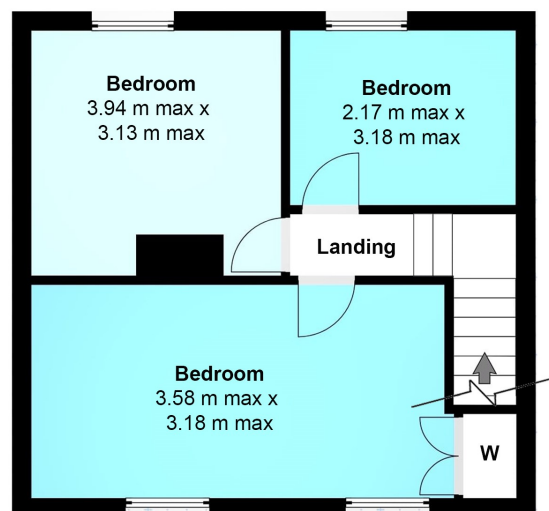
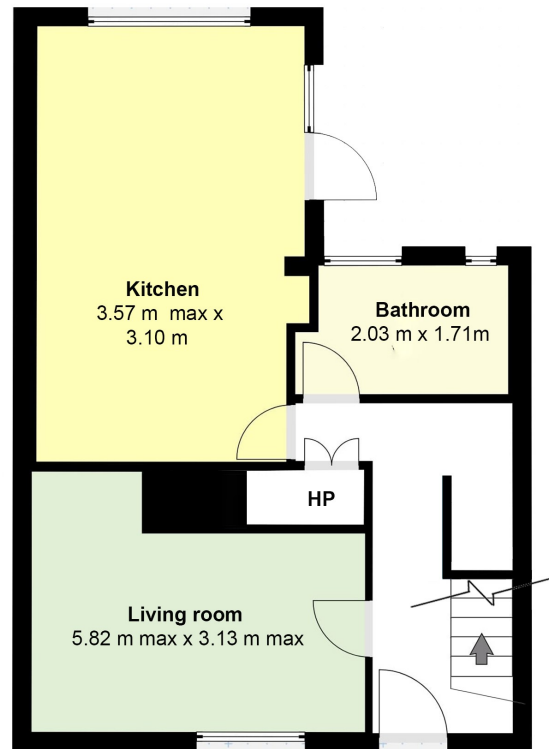
A good-sized double room to the front with built in wardrobe.

## Bedroom (2)

A bright bedroom overlooking the rear garden.

## Bedroom (3)

Single room to the rear.



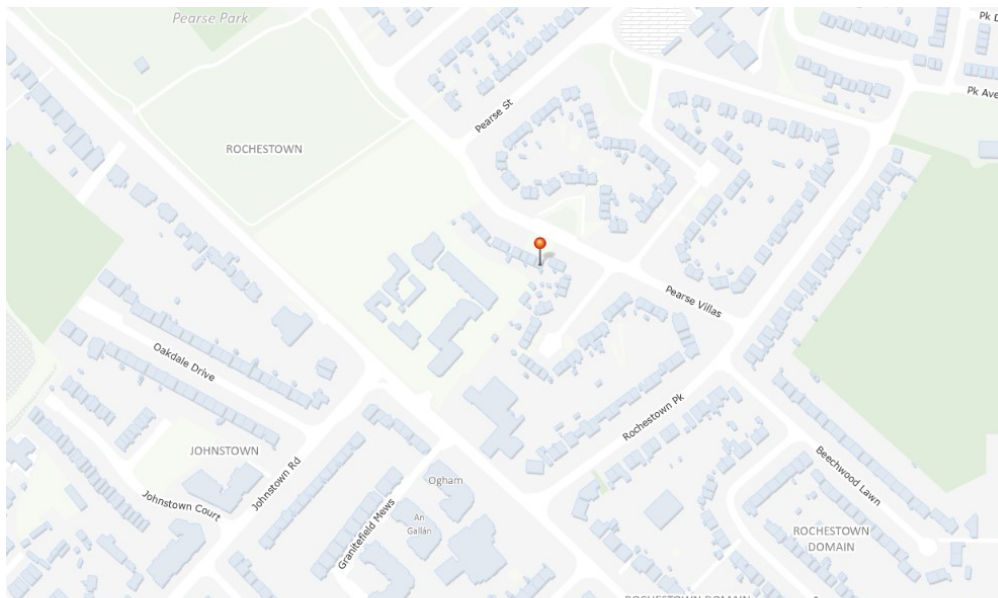
## BER

D1 No:102132602 244.03kWh/m<sup>2</sup>/yr

Not to scale. For identification only.



517 PEARSE VILLAS, SALLYNOGGIN



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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