

FOR SALE BY PRIVATE TREATY

2 EDEN ROAD LOWER

GLASTHULE CO. DUBLIN A96 XR80

Asking Price

€635,000



**Tom
O'Higgins**
ESTATE AGENT

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2 EDEN ROAD LOWER

3 Bed – 2 Bath 80 sqm / 861sqft

ASKING PRICE €635,000

A beautifully restored Artisan Cottage from the 1840's .

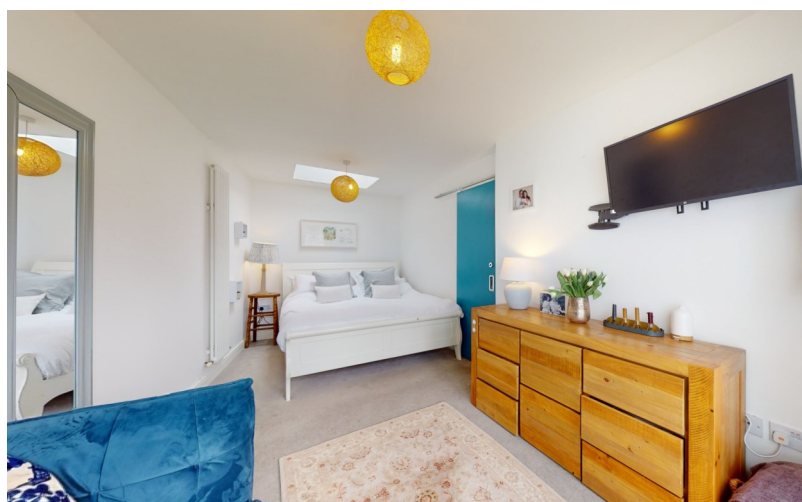
Built as an estate cottage for the Longford De Vesci estate, 2 Eden Road Lower has been cleverly restored and extended (2005) to provide an idyllic artisan cottage suited to modern day living yet still retaining its period character and charm with deep set cottage style windows, original flooring, fireplaces and high ceilings.

The accommodation with rustic themes throughout extends to approx. 81sqm and is all on one level. Briefly comprises an entrance porch, living room, kitchen, dining room, bathroom and three bedrooms with one ensuite. A modern light filled extension was added in 2005 which contrasts beautifully with the snugness of the original cottage.

2 Eden Road Lower occupies an enviable position close to the heart of Glasthule Village with its vibrant array of restaurants, cafes, boutique shopping and adjacent to Hudson Park playground. Located a short stroll from the seafront and convenient to Dun Laoghaire town centre with excellent transport links close by.

FEATURES

- Charming, restored cottage
- Great location, beside Glasthule Village
- Close to the Seafront and Dart
- Private rear garden with Westerly orientation
- Excellent schools close by
- Tier on tier Plantation Shutters
- On street parking permits



ACCOMMODATION

Entrance Porch

With Terracotta tiled flooring.

Living Room

With original floorboards, original feature fireplace with tiled surround, A stunning floor to ceiling sliding barn door from Clancy's Barracks to the Kitchen and plantation shutters on the deep-set windows.

Bedroom

Single room to the front with carpet flooring. Original cast iron fireplace. Floor to ceiling custom fitted ward-robres.

Bedroom

Double bedroom to the rear with carpet flooring overlooking the courtyard.

Ensuite

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

Kitchen

With range of fitted units and integrated appliances. Belfast sink and drainer. Sheila Maid.

Dining Room

With sliding door to courtyard.

Bathroom

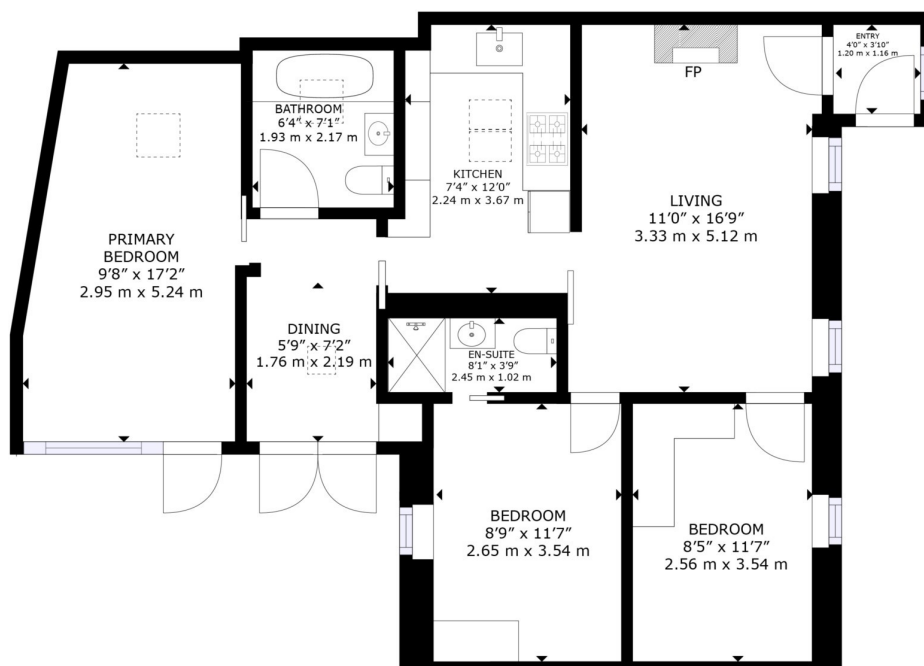
With free standing claw-foot bath and overhead shower, w.c., w.h.b. with charming sink surround made of pebbles and bespoke storage press.

Bedroom

A spacious double room to the rear with floor to ceiling window and access to courtyard.

Outside

Walled front garden laid out with lawn and patio with southerly orientation. West facing courtyard to the rear with limestone patio perfect for dining alfresco with feature Weinor retractable awning with lighting, heater and sound system.



Not to scale. For identification only.

2 EDEN ROAD LOWER



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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