

FOR SALE BY PRIVATE TREATY

17 GLANDORE COURT

GLANDORE PARK, DUN LAOGHAIRE, CO. DUBLIN A96 VT55

Asking Price

€350,000



**Tom
O'Higgins**
ESTATE AGENT

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1 Bed – Top Floor

46sqm / 495sqft

ASKING PRICE €350,000

Top-floor apartment in a private, gated development, distinguished by a rare private garage (20sqm) with electric roller shutter, an exceptional feature for this property type in this location.

Extending to approximately 46sqm, the apartment is approached through a private exterior door with own balcony and is well presented throughout, with wood flooring, recessed lighting, and gas fired heating.

The accommodation comprises a reception hall with a built in closet and easy access to the attic space that offers additional storage, a fully tiled bathroom with electric Triton shower, a spacious double bedroom with fitted wardrobes, and a bright dual-aspect open-plan living/kitchen area. The living space overlooks Monkstown Tennis Club, enhancing both outlook and natural light.

Glandore Court is a secure and well-maintained development, perfectly positioned within a 15-minute walk from Monkstown Village and also Dun Laoghaire with the range of local amenities, transport links and coastal walks both these locations offer.

Ideal for first-time buyers, downsizers, or investors seeking a well-located property with a unique value-add feature. Early viewing is recommended.

FEATURES

- Top floor apartment
- Private, gated development
- Gas fired central heating
- Private garage / Workshop
- Wood flooring throughout
- Security alarm
- Communal parking
- Total area 46sqm + Garage 20sqm
- Service charge €2,250 per annum



ACCOMMODATION

Reception Hall

With security alarm, storage and attic access.

Bathroom

Fully tiled, bath with overhead electric Triton shower, w.h.b. and w.c.

Bedroom

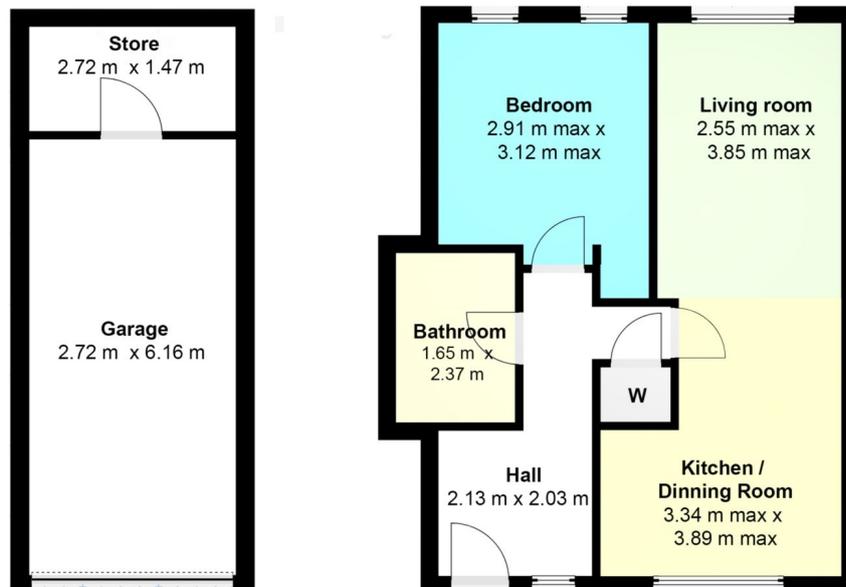
Double bedroom with fitted wardrobes.

Living Room / Kitchen

Open plan dual aspect room with fitted kitchen with tiled splashback and integrated appliances, overlooking Monkstown Tennis Club.

Garage

Private garage with electric roller shutter, lighting and sockets.



Not to scale. For identification only.

BER

C2 No: 119285864 183.27kWh/m²/yr

17 GLANDORE COURT, GLANDORE PARK



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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