

For Sale By Private Treaty



24 The Sanderling, Barnageeragh Cove, Skerries, Dublin

O'Connor Property Consultants are proud to present this superb 3 bed duplex property to the market. Located in the well sought after Barnageeragh Cove development in the seaside enclave of Skerries, Co. Dublin - this large duplex offers contemporary building and design standards in an attractive seaside setting.

Tidy Towns 2016 winner - Skerries is a popular coastal town with a host of amenities including schools, cafes, restaurants, bars and leisure facilities and clubs including golf, sailing, rugby, football, GAA, tennis, soccer, beaches and coastal walks all within easy walking distance from this property. Skerries is well serviced by rail and bus services (Irish Rail & Dublin Bus) and is a short drive from Dublin Airport, the M1 & M50 Motorways and Dublin City.



BER B2

Price: €335,000



O'Connor Property Consultants 3 George's Square, Dublin Street, Balbriggan, Co. Dublin T: 01 691 1404 83 Church Street, Skerries, Co. Dublin T: 01 849 1660

E: info@oconnorestates.ie PSL: 001867



24 The Sanderling, Barnageeragh Cove, Skerries, Dublin

Accommodation

Entrance Hall	5.0m x 2.5m	Bright spacious entrance hall with Rosewood floor.
Living Room	5.0m x 4.3m	Rosewood floor, inset shelving, opens to balcony.
Dining Room/Kitchen	6.34m x 3.0m	High Gloss Kitchen by McNally Living fully integrated appliances, tiled floor, breakfast bar, filtered drinking water, dining area opening to large balcony.
Utility/Guest WC	1.39m x 2.6m	Tiled floor, WC, WHB, plumbed.
Master Bedroom	3.9m x 3.7m	Large double bedroom, chalk/white feature wood floor, TV point, contemporary sliderobes, opens to en-suite
Master En-Suite	1.7m x 1.9m	Tiled floor and walls, shower, WC, WHB
Bedroom 2	4.9m x 2.8m	Large double bedroom with feature chalk/white feature wood floor, fitted wardrobe.
Bedroom 3	4.9m x 2.8m	Large double bedroom feature chalk/white feature wood floor fully carpeted.
Family Bathroom Landing	1.7m x 2.1m	Bath with tiled surround and shower over, WC, WHB. Bright and spacious with feature chalk/white feature wood floor.



Some Features

- Modern, bright and spacious throughout
- Dual balconies
- Kingspan Thermomax solar panel
- 'A' rated GFCH-burner

Directions

On coast road between Skerries and Ardgillan.

Negotiator:	Mary Halligan MIPAV, REV, MCEI
Viewing:	By appointment only.
Price:	€335,000
Size:	115 m²
BER:	BER: B2

- Attic
- High Gloss Kitchen by McNally Living
- 2 designated parking spaces
- Ecotherm aluminium windows

These particulars are issued by O'Connor Property Consultants on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing particulars, the firm do not hold themselves responsible for any inaccuracy in the particulars or the terms of the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration.