

FOR SALE BY PRIVATE TREATY

37 ARNOLD GROVE

GLENAGEARY CO. DUBLIN

Asking Price

€845,000



**Tom
O'Higgins**
ESTATE AGENT

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37 ARNOLD GROVE, GLENAGEARY

4 Bed – 2 Bath

126sqm / 1,356sqft

ASKING PRICE €845,000

37 Arnold Grove is a superb 4 bed family home situated in this highly regarded residential estate surrounded by a plethora of schools including Rathdown, Cluny and Dalkey School Project, sports and leisure facilities to include golf, rugby, soccer, GAA, tennis and sailing as well as excellent transport links with the Dart and Bus close by.

Situated on the south side of Arnold Grove, close to its junction with Bellevue Road, No. 37 is bound behind a high hedge with a paved front garden surrounded by an array of planting with off street parking for two cars and a gated side passage leading to the rear.

Internally, the accommodation extends to 126sqm / 1,356 sq ft and comprises a reception hall with shower room off, a dual aspect living / dining room, kitchen, utility and garage on the ground floor and upstairs there are 4 bedrooms together with the main bathroom. There is ample scope to extend the property should further living accommodation be required.

A keynote feature of this home is the magnificent rear garden spanning about 100ft in length with a south westerly orientation, mature perimeter planting and lawn together with a sun-drenched patio.

FEATURES

- South westerly garden to the rear
- 100ft Garden with mature planting
- Sun drenched patio
- Scope to extend SPP
- Gas fired central heating
- Double glazed windows throughout
- Security alarm
- Convenient to Dart and Bus

BER

E2 No. 116386350 391.97 kWh/m²/yr



ACCOMMODATION

Reception Hall

A bright and spacious reception hall with tiled flooring

Guest W.c. / Shower room

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

Living / Dining Room

A Bright, dual aspect room with feature stone fireplace. Access to hall and kitchen.

Kitchen / Breakfast room

Overlooking the rear garden. Tiled floor and a range of fitted wall and floor units.

Utility

With fitted storage and w.h.b. Access to garage and rear garden.

Garage

An excellent storage space. Could easily be converted (SPP) should further living accommodation be required.

Landing

Bedroom (1)

Double room to the front with full width windows and built in wardrobes.

Bedroom (2)

Double room to the rear with built in wardrobes and full width windows.

Bathroom

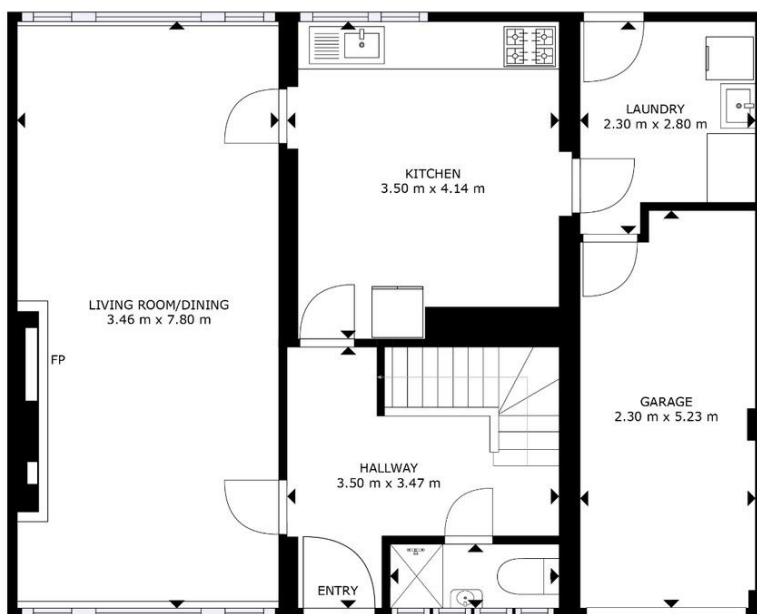
With tiled floors and wall. Bath, w.c., w.h.b. and heated towel rail.

Bedroom (3)

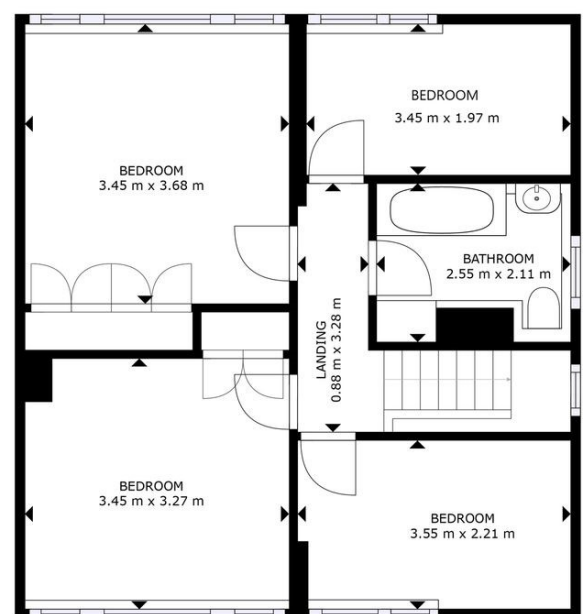
To the rear, overlooking the garden.

Bedroom (4)

To the front.

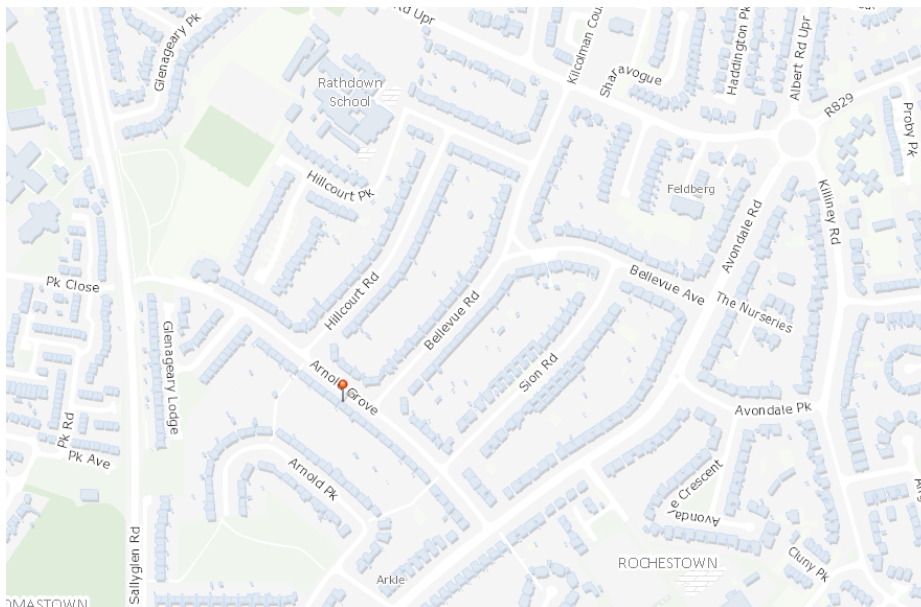


Ground Floor



First Floor

37 ARNOLD GROVE, GLENAGEARY



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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