

6 Dundela Haven, Sandycove, Co. Dublin



Situated in one of Dublin's most sought after residential locations, this property boasts an enviable address. Within a short 5 minute stroll to the heart of both Glasthule and Sandycove and still within convenient walking distance of Dalkey to the east and Dun Laoghaire to the west. This locality offers an abundant array of wonderful eateries, bijou boutiques and very fine grocery shops as well as daily sea swimming opportunities at both Sandycove beach and the famous 'Forty Foot'.



AMV: €450,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 2.47m x 1.34m

A bright attractive reception hallway is accessed via a half glazed solid timber door and leads onwards to the kitchen, living room and guest w.c. Finishes include a wall mounted light fitting, a storage heater with cover and solid timber flooring.

- Guest W.C 0.77m x 1.95m

The guest w.c. has a wall mounted light fitting, wash hand basin with tile surround, one w.c. and solid timber flooring.

- Kitchen 2.51m x 2.98m

The kitchen enjoys the benefits of deep bay window which fills the space with natural light. It has solid fitted units at eye and floor level with worktop counter and tiled splashback. Other features include wall mounted light fittings, a wall mounted electric air heater, electric hob & oven, plumbing for washing machine & dishwasher, integrated fridge freezer and tiled flooring.



- Living Room 5.23m x 3.94m

The living room has recently been redecorated in an attractive neutral palate and includes a south facing window and patio door to the rear of the house. Internal finishes here include one centre light fitting, two wall mounted light fittings, solid timber flooring, brick surround fireplace with gas fired insert & hardwood mantle, under stairs storage unit and electric storage heater.





- Landing 1.93m x 2.93m

The stairs and landing area are fully carpeted and provide onward access to both bedrooms, family bathroom and a fully shelved hot-press with electric immersion heater. The landing area is also served by a 'Stira' style attic access system.

- Bedroom 1 3.47m x 3.94m

A spacious double bedroom with two windows overlooking the rear of the property. Attractive décor throughout to include recessed ceiling spot lights, a wall mounted light fitting, large built-in wardrobe with fitted mirrors, wall mounted electric heater, carpet floor covering, ample power points and television point.



- Bedroom 2 2.2m x 3.92m

This room also benefits from a deep, attractive bay window overlooking the front of the property. Features here include a wall mounted light fitting, wallpapered finish, large built-in wardrobes, wall mounted electric heater, ample power points and timber flooring.



- Main Bathroom 1.94m x 2.44m

The main bathroom has one centre ceiling light and one wall mounted shaving light. It also includes a motorised 'velux' window with light shaft, a wall mounted electric air heater, pumped shower, w.c., wash hand basin with fitted mirror over, fully tiled floor and part tiled wall finishes.

Features

- Superb sought after location
- Gross internal floor area 67.22 sq.m (724 sq.ft.)
- South facing rear patio
- BER D1
- Built c.1991
- Private parking for one vehicle
- Ample visitor parking
- Gated community with key code and fob access
- Service Charge €1,050 p.a.

Directions

Please see Eircode A96 P7D1 for directions.



Will Lyons
60 South Mall, Cork
087 649 4740
will@eracork.ie

The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith.



€450,000

PSRA Licence No. 002584