

**1 Sandycove Avenue North
Sandycove Point
Co. Dublin**



Size: c. 140 m²
Bedrooms: 4
Receptions: 2
Heating: GFCH
Ber Rating: **BER E1**

ASKING PRICE

€995,000

VIEWING BY APPOINTMENT

Sheltered by the world famous James Joyce Tower beside the Forty foot this is a delightful home set on a stunning south facing garden perfect for a growing family or garden enthusiast. The accommodation is spacious 140 m² (1,490 sq. ft.) and well laid out. The location must surely be one of the finest Dublin has to offer. Almost every amenity you require is at your door step including quality local shopping, schools, churches and public transport. Nearby Dalkey Heritage Town and Glasthule Village offer pubs and restaurants to suit every taste and the area boasts many sporting and leisure facilities. All in all this property offers a splendid opportunity to acquire a truly remarkable home in a much sought after location.

FEATURES

- Splendid location close to the sea.
- Just a stroll from Dalkey and Glasthule.
- Delightful south facing garden.
- Scope to further extend subject to P.P.
- Double glazed windows.
- Phone Watch security alarm.
- Gas fired central heating.
- Area: c. 140 m²

BER:
BER NO: 108600172
kWh/yr² 326.98

BER E1

ACCOMMODATION

Entrance Porch:

1.640m x 0.908m

Main Hall:

4.384m x 2.432m

Guest cloakroom with w.c. w.h.b.

Cloak lobby.

Front reception:

4.235m x 3.045

Bay window, tiled fireplace

Double doors to:

Rear Reception:

4.156m x 3.911m

Double doors to sun room, tiled fireplace with solid fuel/wood stove.

Sun Lounge:

3.019m x 3.470m

Kitchen Breakfast room:

9.295m x 2.825m

Range of wall and floor units.

Upstairs:

Bedroom (1)

4.372m x 3.605m

Tiled fireplace, fitted wardrobes.

Wooden floor.

Bedroom (2)

3.535m x 3.605m

Bay window with views of James Joyce Tower. Storage off.

Wooden floor.

Bedroom (3)

2.977m x 2.743m

Shower room:

2.727m x 1.877m

Fully tiled with large modern walk in double sized shower stall, w.h.b.

Separate w.c.

1.738m x 0.853m

Hot press on landing

Bedroom (4)

2.676m x 4.672m

With storage off.





Outside;

Front: Parking, Large side entrance with storage space for a boat.

Rear: Large 1 bed unit fully serviced In need of refurbishment. Green house, south facing rear garden.



Negotiator
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 ESTATE AGENT

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Tom O'Higgins Estate Agent for themselves or for the vendors of this property whose agents they are wish to make clear that these particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken compiling the information we can give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements.

SHOULD THIS PROPERTY NOT SUIT PLEASE REGISTER YOUR REQUIREMENTS AT OUR OFFICE WHERE PRIORITY WILL BE GIVEN TO MEET THEM AS SOON AS POSSIBLE

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