



15 The Grange, Deansgrange,
County Dublin A94 X4E7

86 sq.m / 926 sq.ft.

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15 The Grange, Deansgrange, County Dublin A94 X4E7

DNG are pleased to launch 15 The Grange to the open market, a superb 3 bedroom semi-detached house which is well presented and boasts a wonderful south west facing private rear garden.

The bright well laid out accommodation of approximately 86 sq.m / 926 sq.ft. comprises entrance hall, livingroom, kitchen/ dining room, guest wc, 3 bedrooms and a bathroom.

The Grange, located close to Bakers Corner, is convenient to a host of services and amenities including Deansgrange and the bustling town centres of Blackrock, Dun Laoghaire, Cabinteely and Stillorgan. The N11/QBC provides easy access to the city centre. There are ample Dublin bus routes within walking distance and the DART is also near by. The area is convenient to many of Dublin's finest schools and colleges. Dun Laoghaire Institute of Art, Design and Technology is within a five minute walk.

Rear Garden.

Wonderful sunny south west garden with superb patio. 2 Garden sheds.

Front Garden.

Smart cobbled front driveway providing off street parking.

Side.

Wide side passageway providing access to the rear garden for bins, bicycles etc.

Accommodation

Entrance Hall: 4.69m x 1.74m

Living room: 3.30m x 5.80m

Kitchen/Dining: 5.20m x 3.06m

Guest wc: 1.81m x 0.78m

Landing: 1.75m x 2.95m

Bedroom 1 (Double): 3.32m x 3.50m

Bedroom 2 (Double) : 3.73m x 3.17m

Bedroom 3: 2.66m x 2.28m

Bathroom: 1.89m x 2.38m

BER: D2

BER No. 112569074

Energy Performance Indicator: 296.21 kWh/m²/yr



Features

- Superb 3 bed family home
- Spacious accommodation in good condition
- Gas fired central heating
- Double glazed windows
- Open fire place in livingroom
- Wardrobes in the double bedrooms
- South- west facing garden
- 2 Garden sheds
- Wide side passage
- Burglar alarm system
- Close to Deansgrange, Monkstown, Blackrock & Dun Laoghaire
- Surrounded by excellent schools
- Convenient to DART
- Dun Laoghaire Institute of Art, Design and Technology is within a five minute walk

View By Appointment

Asking Price: €495,000

