



5 Tivoli Close, Dun Laoghaire, County Dublin, A96D8F2

180 sq.m./1,938 sq.ft.

DNG Dun Laoghaire

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For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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Negotiator:

David Dobbs
Associate Director
PSL 002049



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DNG are proud to launch 5 Tivoli Close to the open market. This superb 5 bedroom detached family (requiring upgrading) house has many excellent attributes including bright spacious accommodation of approximately 180 sq.m./1,938 sq.ft., a wonderful private rear garden, a large front driveway offering ample parking and a peaceful cul de sac location

The location is superb convenient to Monkstown, Blackrock and Dun Laoghaire town centre. The Dart and numerous bus routes are close-by. Dublin city centre is also within striking distance. The area is convenient to many of Dublin's finest schools and colleges. Dun Laoghaire Institute of Art, Design and Technology is within walking distance.

OUTSIDE:

Front: Large driveway providing off street parking.

Side: Passageway to rear

Rear: Large private garden

Accommodation

Entrance Hall: 2.83m x 4.19m

Living room: 6.29m x 3.77m

Family room / study: 3.64m x 2.76m

Dining Room: 3.83m x 3.47m

Kitchen: 4.94m x 2.71m

Sunroom: 1.24m x 3.57m

Guest WC: 2.40m x 0.74m

Upstairs.

Landing: 2.05m x 4.59m

Bedroom 1: 4.42m x 3.75m

En suite: 2.32m x 1.60m

Bedroom 2: 3.87m x 3.78m

Bedroom 3: 2.75m x 2.97m

Bedroom 4: 2.81m x 3.41m

Bedroom 5: 2.35m x 2.31m

Bathroom: 2.66m x 1.75m

Laundry Room: 2.51m x 1.44m

BER: F

BER No. 112666912

Energy Performance Indicator: 439.61 kWh/m²/yr



Features

- Superb detached family house requiring upgrading
- Private rear garden
- Spacious accommodation of 180 sq.m./1,938 sq.ft. (to include garage)
- Ample parking
- Garage
- Oil fired central heating
- Walking distance to Dun Laoghaire DART station
- Dun Laoghaire Institute of Art, Design and Technology is within walking distance.
- Pedestrian access to Cualandra Park
- Bus routes closeby
- Surrounded by excellent schools and colleges

View By Appointment

Asking Price: €600,000

