

ALLEN
& JACOBS

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For Sale
by Private Treaty

6 Fitzgerald Park, Dun Laoghaire, Co. Dublin,
A96 NX28

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Allen & Jacobs is delighted to present this attractive semi-detached residence providing c.74sqm/797sqft of well laid bright accommodation. Presented in excellent condition throughout, the property has had notable upgrades to include new uPVC double glazed windows, new kitchen and rewiring. There is a c.15m utility/storage room to the side of the property which gives access from the front garden through to the rear. The rear garden is c.29m in length giving obvious opportunity to extend (subject to planning permission).

Located Mounttown Road Lower, within easy reach of reach of the villages of Dun Laoghaire and Monkstown with its array of amenities including shops, restaurants, parks, public transport (including DART station). There are also excellent sporting facilities within the area, Monkstown Tennis Club being within walking distance as are the marine facilities in Dun Laoghaire including the harbour, marina and yacht clubs. Local shops are located at the nearby Park Pointe centre & there are playgrounds & landscaped parks at nearby Cualanor & Honey Park.

Accommodation briefly comprises hall, living room, kitchen/breakfast room, 3 bedrooms, bathroom & utility/storage room.

At a Glance

- ◆ Semi-detached residence c.74sqm/797sqft
- ◆ Presented in excellent condition
- ◆ Large c.29m garden to the rear
- ◆ Potential to extend to rear (subject to PP)
- ◆ c.15sqm utility/storage room to the side
- ◆ Ample on street parking
- ◆ Rewired
- ◆ Large attic
- ◆ Side entrance
- ◆ GFCH
- ◆ New uPVC double glazed windows
- ◆ Large attic Storage
- ◆ Beside all amenities
- ◆ Stone's throw to 46A bus route
- ◆ 10-minute walk to Dun Laoghaire
- ◆ 12-minute walk to Monkstown
- ◆ 18-minute walk to DART station
- ◆ Close to gardens & playground of Cualanor Pk.



Accommodation

- ◆ Hall: 4.9m x 1.8m
- ◆ Living room: 3.5m x 3m
- ◆ Bathroom: 1.8m x 1.2m
- ◆ Kitchen/breakfast room: 3.5m x 3.2m

Upstairs

- ◆ Bedroom 1 (front): 4.5m x 3m
- ◆ Bedroom 2: (rear): 3.8m x 2.7m
- ◆ Bedroom 3: (rear): 2.8m x 2.6m

Outside

To the front is a good-sized garden laid out in lawn & with hedging and shrubs in the borders. To the rear is a large c.29m garden with large patio area, large lawned area, storage shed and a variety of plants & shrubs planted in the borders.



Negotiator

Gary Jacobs MSCSI MRICS

Viewings

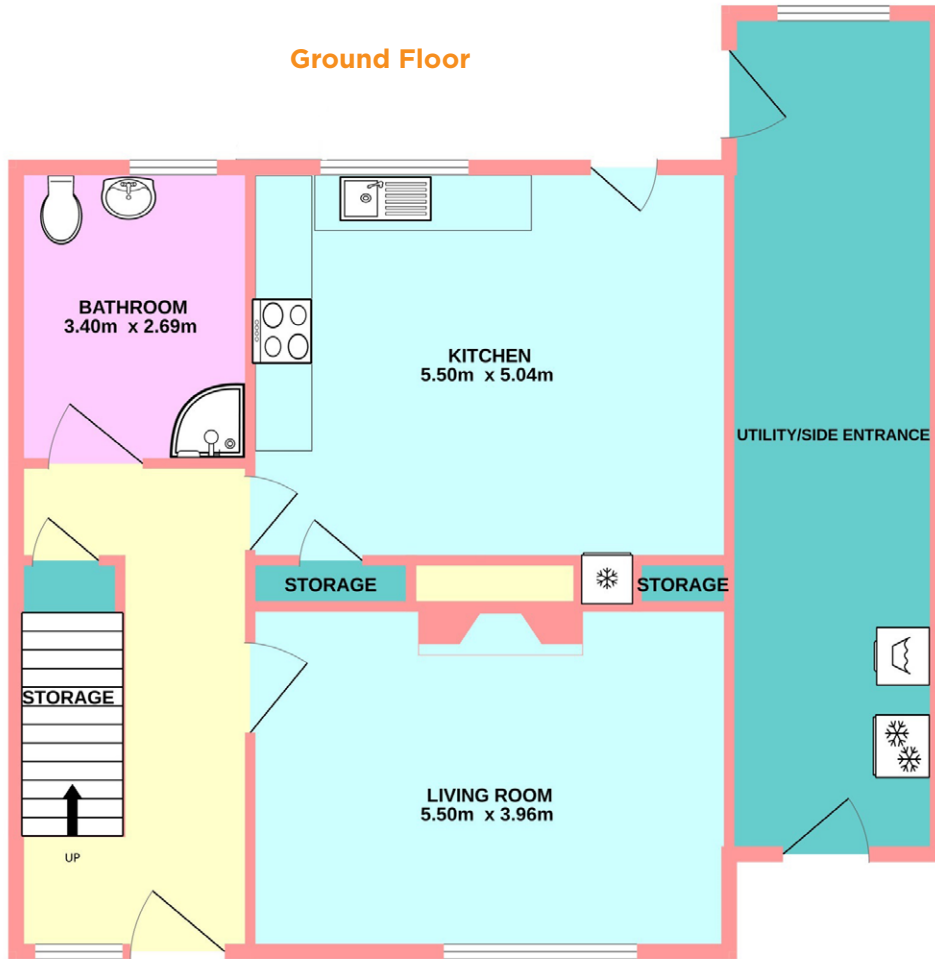
Strictly by prior appointment
only with sole agents

Allen & Jacobs (Southside Office)

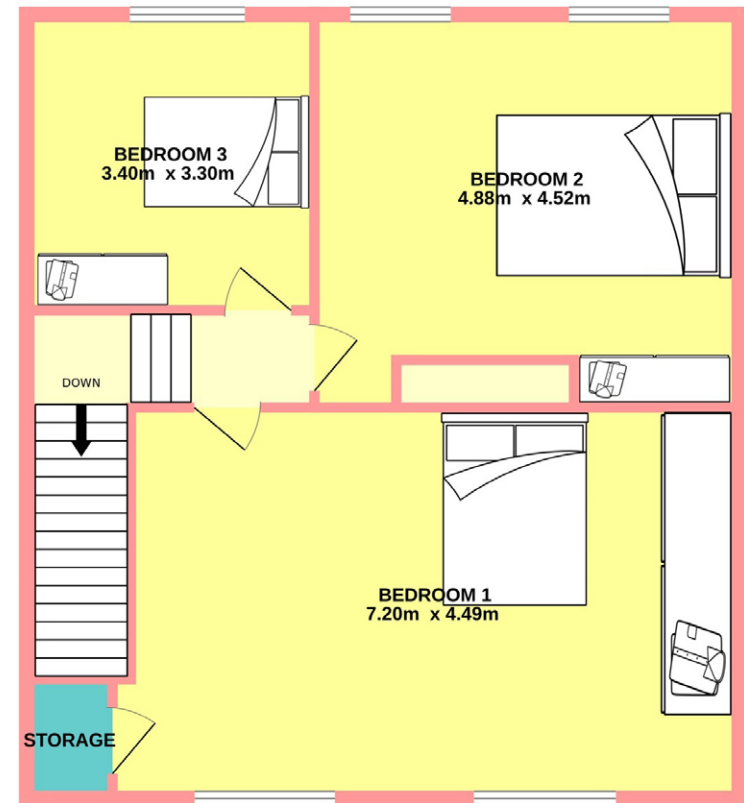
107 Fosters Avenue,
Mount Merrion, Co. Dublin
t: 01 2100 360
e: info@allenandjacobs.ie
w: allenandjacobs.ie



Ground Floor



1st Floor



PSRA License No. 002964

Allen & Jacobs Estates (Southside Office) 107 Fosters Avenue, Mount Merrion, Co. Dublin.
 T: +353 1 210 0360 F: +353 1 278 9494 E: info@allenandjacobs.ie www.allenandjacobs.ie



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