

# For Sale

Asking Price: €895,000

Sherry  
FitzGerald



82 St Begnet's Villas, Dalkey,  
Co. Dublin, A96 AE83

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BER C3







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This stylish three-bedroom home is perfect for hosting parties or spending quality time relaxing. The chic kitchen is fully equipped with integrated appliances and a central island. Off the kitchen there is a bespoke fitted pantry unit and a reading snug. The spacious dining area offers an enchanting ambience that is sure to impress. To the front of the property there is a living room with bespoke shelving units, wooden flooring, and an open fireplace. Off the hallway there is a utility room and a guest w.c..

Upstairs there are three bedrooms, two double and a single that is currently used as a walk-in wardrobe. A family bathroom completes the accommodation. The property is further enhanced by a separate garden room. This home boasts a private garden which is laid mostly in lawn with a decked area. Located only a 5-minute walk away from Dalkey Town.

#### SPECIAL FEATURES

- C3 rated house
- 106sq m (1,141sq ft) garden room 23.3 sq m (250sq ft)
- South facing rear garden
- Garden room with shower room & Kitchenette.
- Off street parking for two cars
- Walking distance to Dalkey
- Gas fired central heating

#### BER

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Energy Performance Indicator: 200.65 kWh/m<sup>2</sup>/yr



#### NEGOTIATOR

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