

FOR SALE BY PRIVATE TREATY

# 23 CASTLELANDS GROVE

HYDE ROAD, DALKEY, CO. DUBLIN

Asking Price

€545,000



**Tom  
O'Higgins**  
ESTATE AGENT

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# 2 Bed - 1 Bath

## 68.6sqm / 739sqft

**ASKING PRICE €545,000**

Delightfully positioned overlooking private open space this is a truly excellent townhouse of tremendous appeal in an enviable location in Dublin's most sought after residential suburb. Dalkey boasts excellent shopping, transport facilities, easy access to a range of sporting amenities and many other desirable facilities associated with a top-class address.

The accommodation briefly comprises an entrance porch, living room and kitchen / diner on the ground floor and upstairs two double bedrooms and a bathroom. In addition to the communal green to the front of the property, No.23 benefits from a spacious private garden to the side and rear with ample scope to extend subject to planning permission should additional living accommodation be required.

### FEATURES

- Great location beside Dalkey Town
- Scope to extend subject to planning
- Electric heating
- Newly installed carpet
- Private development
- Residents parking
- Service charge: €1,530pa

### BER

E2

No. 116233487

360.42 kWh/m<sup>2</sup>/yr



# ACCOMMODATION

## Entrance porch

With tiled floor

## Living Room

Bright room with feature fireplace. Under stairs storage.

## Kitchen / Diner

With laminate flooring, a range of wooden floor and wall units and tiled splashback. Door to rear garden.

## Landing

With attic access.

## Bedroom (1)

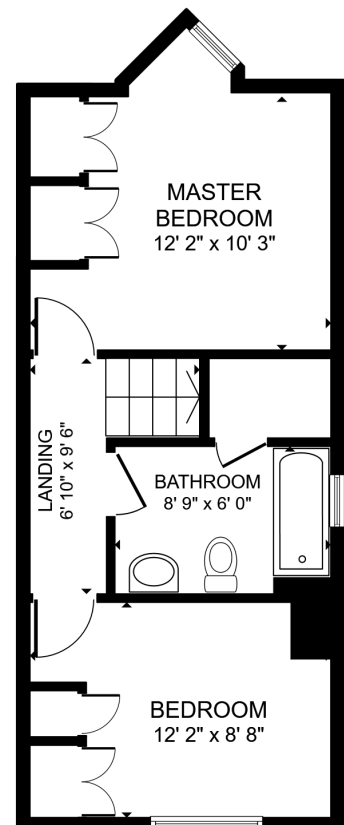
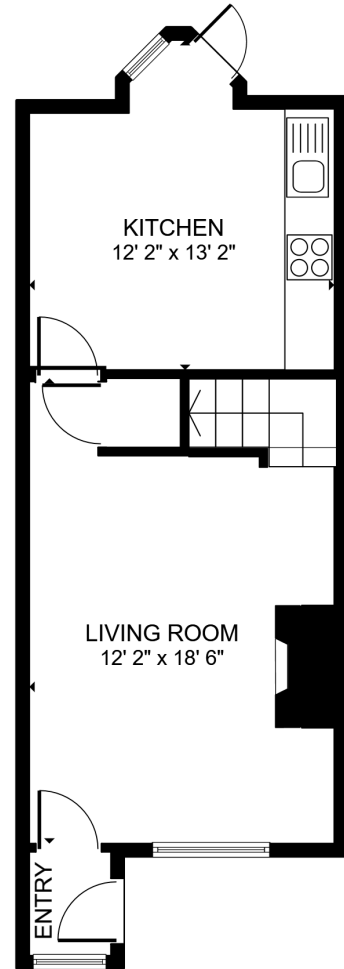
Double room to the rear with fitted wardrobes.

## Bathroom

With laminate flooring, bath with overhead shower, w.c. and w.h.b. Hot press off.

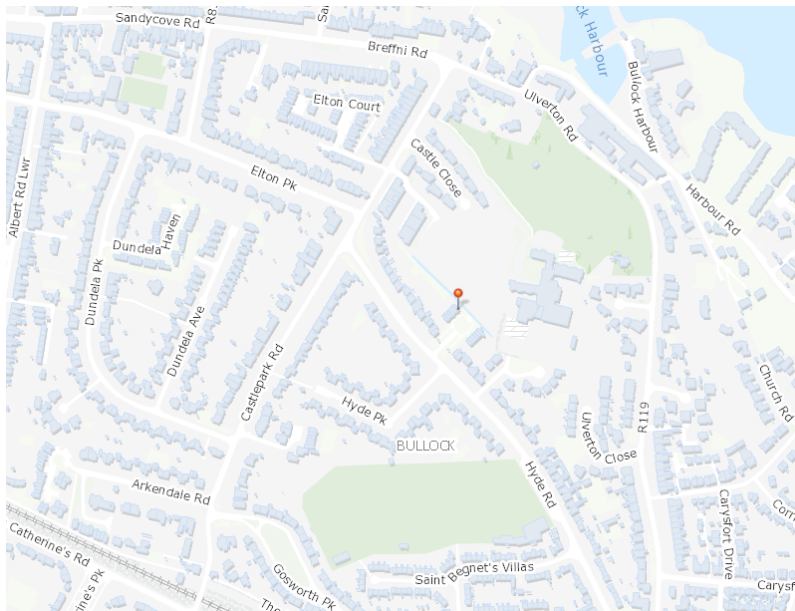
## Bedroom (2)

Double room to the front with fitted wardrobes.



Not to scale. For identification only.

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