

FOR SALE BY PRIVATE TREATY

# 6 GLENGARA CLOSE

GLENAGEARY, CO. DUBLIN A96 H9T7

Asking Price

€600,000



**Tom  
O'Higgins**  
ESTATE AGENT

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# 3 Bed – 2 Bath

## 83sqm / 893sqft

**ASKING PRICE €600,000**

An ideally located townhouse within striking distance of Dun Laoghaire's seafront, Glasthule Village and a host of other worthwhile amenities. Glengara Close is a private development of just 8 townhouses tucked in off Glenageary Road Lower.

The accommodation extends to 83sqm / 893sqft and briefly comprises a reception hall, kitchen/diner to the front and the living room to the rear with access to the private patio garden. Upstairs the principal bedroom is to the front with Juliette balcony and ensuite, there are two additional bedrooms to the rear and the main bathroom.

The location offers outstanding convenience to a diverse range of truly worthwhile amenities in Dun Laoghaire Town Centre and Glasthule Village including boutique shopping, cafes and restaurants, the Lexicon public library, coastal walks and the newly refurbished Baths. The property is well serviced by public transport with multiple bus routes close by as well as the Dart.

### FEATURES

- Great location close to the Sea, Dart & local shopping.
- Private development of 8 townhouses
- Security alarm
- Off street parking
- Double glazed pvc windows
- Bus and Dart close by
- Electric heating

### BER

C3 No: 118073899 219.74 kWh/m<sup>2</sup>/yr



# ACCOMMODATION

## Reception hall

With security alarm panel.

## Kitchen / diner

To the front with a range of fitted timber wall and floor units. Integrated Bosch oven and hob.

## Living Room

A bright living room to the rear with storage press off and access to the rear garden.

## Landing

With hot press and attic hatch.

## Bedroom (1)

Double room to the front with Juliette balcony, fitted wardrobes and ensuite.

## Ensuite

With w.c., w.h.b and accessible electric shower.

## Bedroom (2)

Single room to the rear with fitted wardrobes.

## Bedroom (3)

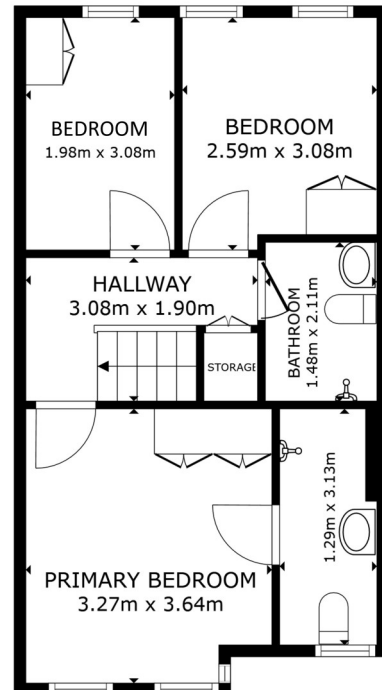
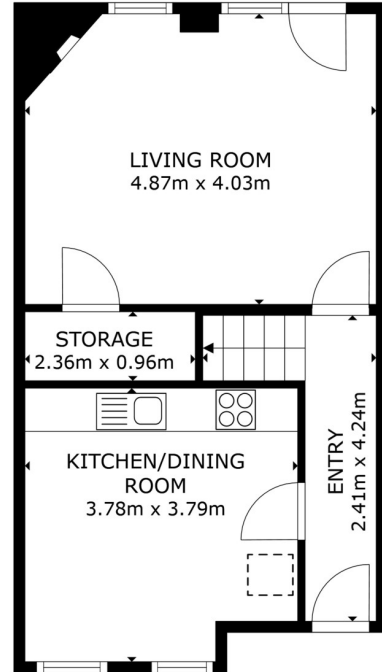
Generous single room with fitted wardrobes and vanity table.

## Bathroom

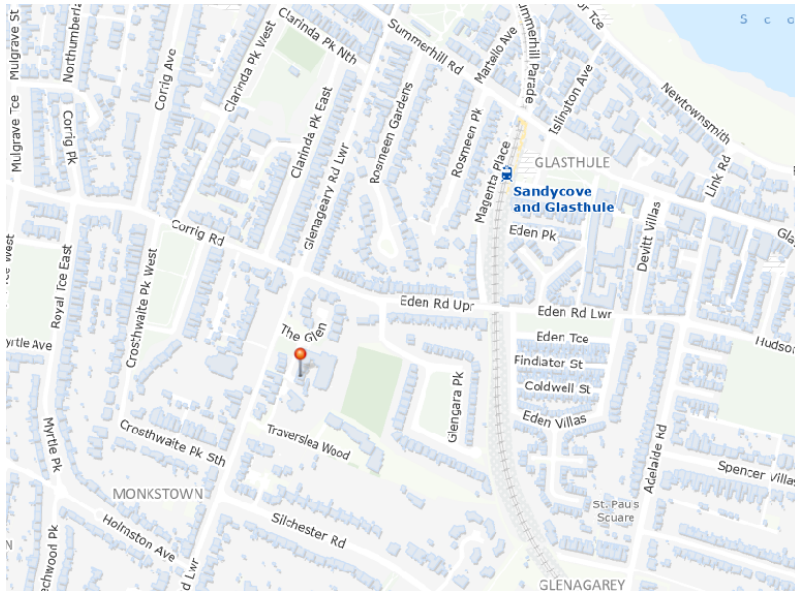
Tiled floor to ceiling with w.c., w.h.b. and electric shower. Velux roof light.

## Outside

Parking to the front. Private patio garden to the rear.



Not to scale. For identification only.



# Tom O'Higgins

ESTATE AGENT

Negotiator

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