

FOR SALE BY PRIVATE TREATY

4 SAINT MICHAELS TERRACE

DUN LAOGHAIRE, CO. DUBLIN A96 NR29

Asking Price

€445,000



**Tom
O'Higgins**
ESTATE AGENT

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2 Bed – 2 Reception 75sqm / 807sqft

ASKING PRICE €445,000

Positioned in the heart of Dun Laoghaire, just moments from the town centre and a wealth of local amenities, No. 4 St. Michael's Terrace presents an excellent opportunity to acquire a two-bedroom mid-terrace home with the added benefit of a sunny south-facing rear garden.

Extending to approx. 75 sqm, the property retains a number of original features and offers well-proportioned accommodation throughout. While requiring updating and modernisation, it provides purchasers with an excellent opportunity to create a home tailored to their own tastes and requirements in a highly sought-after location.

The ground floor comprises a family room to the front with feature fireplace, a separate sitting room with stone fireplace and electric inset, a kitchen to the rear with direct access to the garden, and a bathroom fitted with w.c., w.h.b., and electric shower. Upstairs, there are two generous double bedrooms, including a spacious principal bedroom overlooking the rear garden with a desirable southerly aspect and original fireplace.

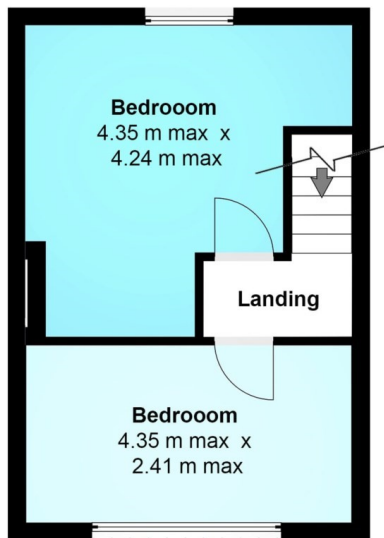
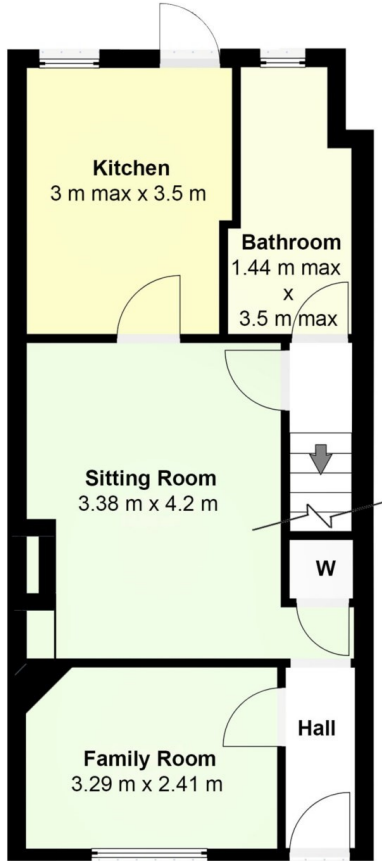
The south-facing rear garden is a particularly attractive feature, enjoying excellent sunlight throughout the day and offering valuable outdoor space in such a central location.

The location is exceptionally convenient, with Dun Laoghaire's vibrant town centre, seafront, shops, cafés, restaurants, and leisure amenities all within easy walking distance. Excellent public transport links are also close at hand, including both DART and Dublin Bus services, making commuting to the city centre and beyond straightforward.

Requiring modernisation but offering tremendous potential, No. 4 St. Michael's Terrace is likely to appeal to first-time buyers, investors, downsizers, and those seeking a renovation project in one of South Dublin's most established and convenient locations.



ACCOMMODATION

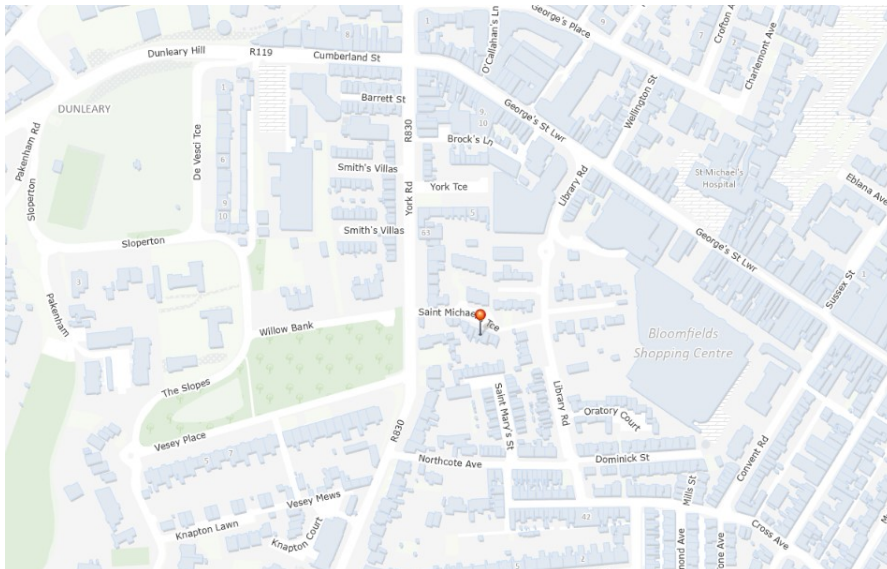


Not to scale. For identification only.

BER

D No: 119519643 228kWh/m²/yr

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SHOULD THIS PROPERTY NOT SUIT PLEASE REGISTER YOUR REQUIREMENTS AT OUR OFFICE WHERE PRIORITY WILL BE GIVEN TO MEET THEM AS SOON AS POSSIBLE. PSRA 001730