

FOR SALE BY PRIVATE TREATY

# 17 EDEN VILLAS

GLASTHULE, CO. DUBLIN A96 AC92

Asking Price

€515,000



**Tom  
O'Higgins**  
ESTATE AGENT

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# 2 Bed – 1 Bath

## 60sqm / 642sqft

**ASKING PRICE €515,000**

A tastefully presented home in a location that offers outstanding convenience to a diverse range of amenities including Sandycove's renowned seafront promenade and Glasthule Village with its varied array of boutique shops, cafes and restaurants all within a short stroll.

Situated in a quiet cul de sac, 17 Eden Villas is a delightful 2 bed home which has been well cared for and extended over the years to provide a comfortable home that will have immense appeal to those seeking a move to Glasthule.

Off street parking is provided for to the front in the deceptively spacious driveway. Inside, on the ground floor the accommodation comprises an open plan living/dining room with separate utility off and under stairs storage. An archway leads to the kitchen with a pleasant aspect overlooking the rear garden. There are two double bedrooms upstairs each with fitted wardrobes and the bathroom. A stairs in the landing gives access to a spacious attic space which has been fully floored to provide an ideal storage space.

A key feature of this home is the beautifully landscaped rear garden with suntrap patio areas and raised beds. The high fencing provides a private tranquil space in this enviable location.

### FEATURES

- Superb location, close to Glasthule Village, the sea & Dart
- Well-presented accommodation
- Double glazed windows
- Gas fired central heating
- Excellent attic storage
- Off street parking
- Stylishly landscaped rear garden



# ACCOMMODATION

## Entrance Hall

### Living Room

A bright and spacious room with laminate flooring and recessed lighting. Feature fireplace with gas inset. Understairs storage.

### Kitchen

A stylish, modern fitted kitchen overlooking the rear garden with a range of wall and floor units, subway tiled splashback and glossy worktops. Integrated oven and hob.

### Utility

Tiled utility room, plumbed for washing machine. Could be converted to a Guest w.c.

### Landing

With stairs to attic. Attic fully floored for storage.

### Bedroom (1)

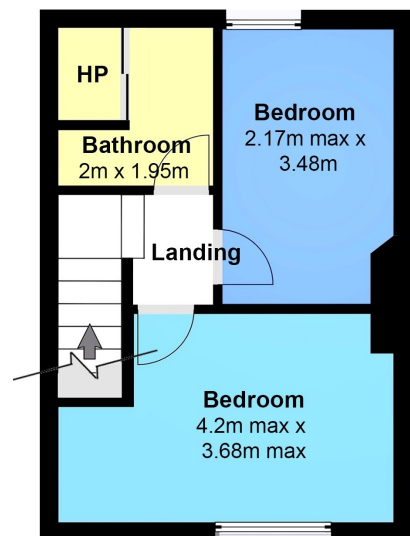
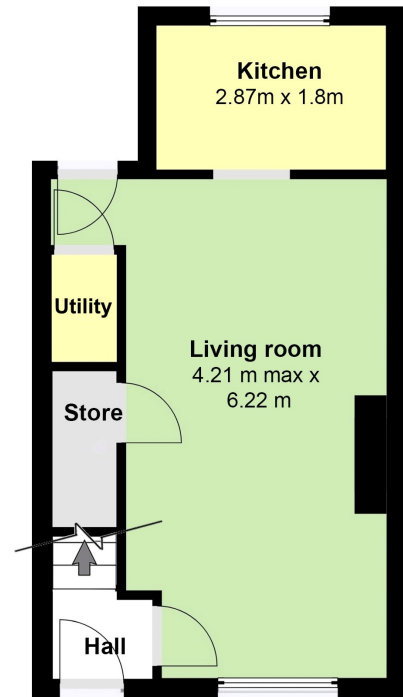
Double room to the front with fitted wardrobes.

### Bedroom (2)

Double room to the rear with fitted wardrobes.

### Bathroom

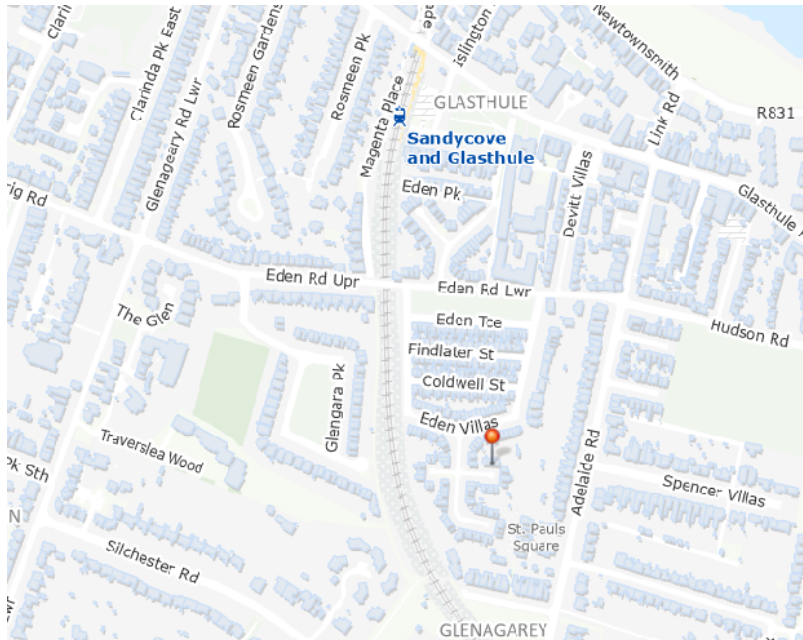
Tiled floor to ceiling. W.c., w.h.b. with mirrored cabinet above, hotpress and electric shower with rainfall head.



Not to scale. For identification only.

## BER

E1 No. 116761362 311.09kWh/m<sup>2</sup>/yr



# Tom O'Higgins

ESTATE AGENT

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