

FOR SALE BY PRIVATE TREATY

# 'GLENAMAR'

6 BARNACOILLE PARK, DALKEY, CO. DUBLIN A96 T6T4

Asking Price

€795,000



**Tom  
O'Higgins**  
ESTATE AGENT

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# 3 Bed – 2 Rec 105sqm / 1,130sqft

**ASKING PRICE €795,000**

Ideally situated at the bottom of a quiet cul de sac, just a short stroll from Dalkey town, 'Glenamar' is a detached 3-bedroom bungalow (built c.1950) on a superb plot of land extending to approx. 730sqm.

In need of renovation throughout and with ample scope to extend the property (subject to planning permission) 'Glenamar' offers the discerning purchaser the opportunity to create a truly worthwhile home in this fantastic location.

The garden to the front is mostly laid out in lawn and features a detached garage. There are gated side entrances at either side of the house leading to the rear garden. The rear garden extends to approx. 30 metres in length and benefits from a south westerly orientation.

The accommodation is all on one level and extends to 105sqm / 1,130sq ft. It briefly comprises an entrance hall, two reception rooms to the front of the house, kitchen bathroom and main bedroom to the rear and two additional bedrooms to the side.

## FEATURES

- Quiet cul de sac location
- Detached Bungalow
- Refurbishment opportunity
- Ample scope to extend (S.P.P.)
- South West facing garden to the rear
- Detached Garage
- Convenient to Dalkey Town, Dart & Sea

## BER

**G**

No: 116913773

728.73kWh/m<sup>2</sup>/yr



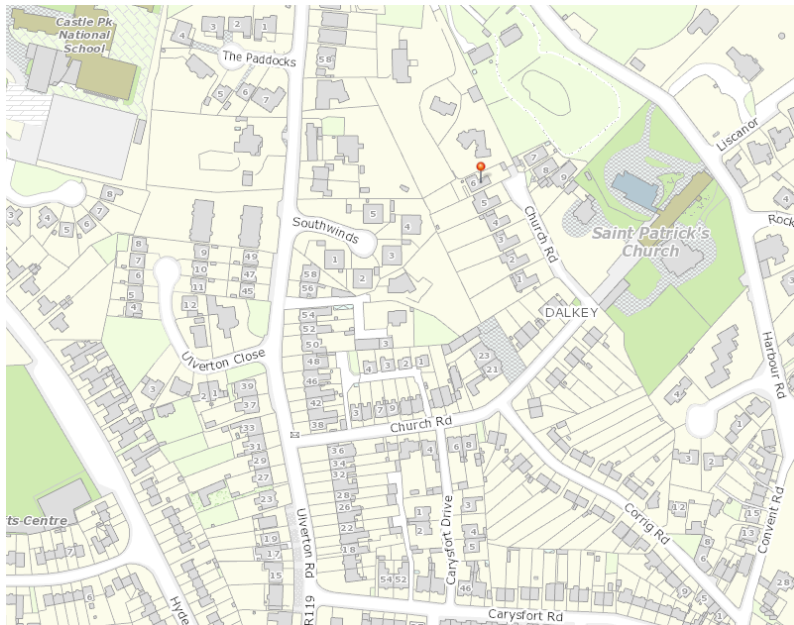
# FLOORPLAN



Not to scale. For identification only.



6 BARNACOLLE PARK, DALKEY



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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