

FOR SALE BY PRIVATE TREATY

6 SAINT BEGNET'S VILLAS

DALKEY CO. DUBLIN A96 HR64

Asking Price

€750,000



BER F

**Tom
O'Higgins**
ESTATE AGENT

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3 Bed – 1 Bath 75 sqm / 807 sqft

ASKING PRICE €750,000

Situated beside the thriving town of Dalkey, surrounded by a plethora of amenities, 6 Saint Begnet's Villas is a three-bed end of terrace property on a superb plot (approx. 490sqm) with an expansive south facing garden that is sure to have immense appeal to the market.

The property is in need of refurbishment and modernisation throughout, and offers the discerning purchaser the opportunity to extend (subject to planning permission) and redesign the property to their own taste and style and create a truly worthwhile home in the heart of Dalkey heritage town.

The location is rich in amenities that include pedestrian access from St Begnet's Villas to the sports and leisure facilities at Hyde Park, an array of pubs, restaurants and coffee shops in Dalkey town, top quality schools, and easy access to scenic hill walks over Dalkey Hill and invigorating coastal walks around the nearby Coliemore and Bulloch Harbours.

FEATURES

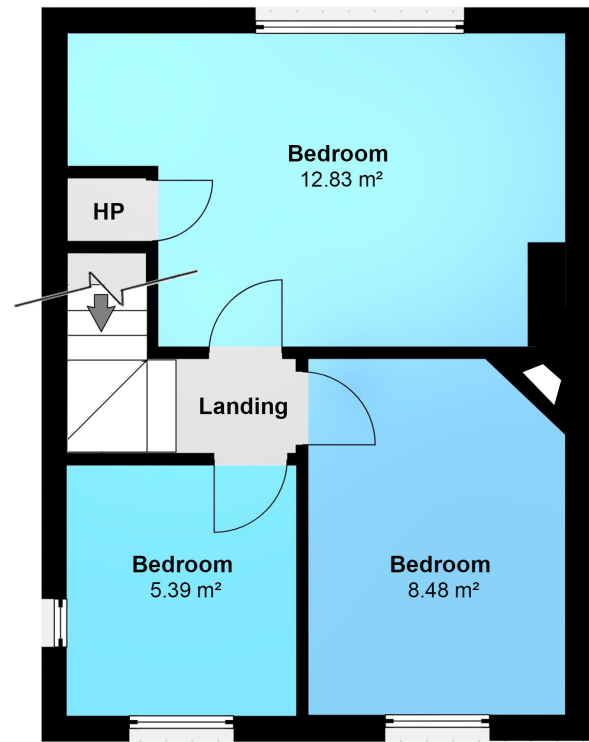
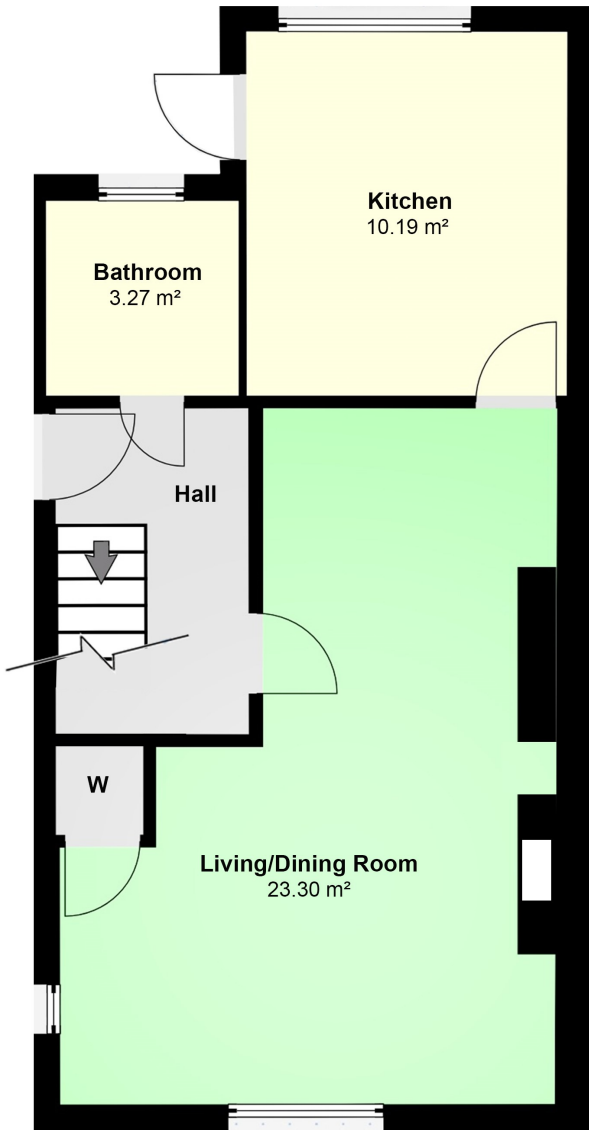
- Mature cul de sac location.
- Large south facing garden.
- Close to the sea - nearby to Sandycove Beach and Bulloch & Coliemore Harbours.
- Excellent schools nearby.
- Adjacent to Dalkey Heritage Town.
- Refurbishment required throughout.
- Huge potential to extend subject to planning permission.
- Gas fired central heating.
- Excellent transport links - Dart, Bus & AirCoach close by.

BER

F No: 117782003 447.33kWh/m²/yr



ACCOMMODATION



Not to scale. For identification only.

OUTSIDE

The property sits on a large plot extending to approx. 490sqm comprising a small front garden, a larger side garden providing off street parking with a side access to the substantial south facing rear garden offering ample scope to extend subject to the necessary planning permissions.

6 SAINT BEGNET'S VILLAS



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Negotiator

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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