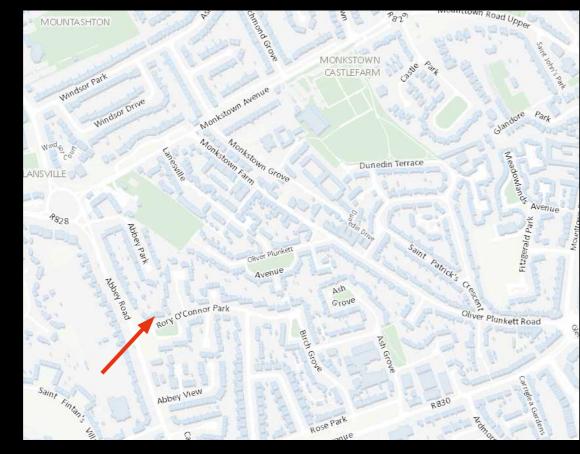




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If you are considering selling please call us today: For a Free Valuation: **T:** 01 2100 360



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For Sale by Private Treaty



5 Rory O'Connor Park, Dun Laoghaire, Co. Dublin

# For Sale by Private Treaty 5 Rory O'Connor Park, Dun Laoghaire, Co. Dublin

# Description

Allen & Jacobs is delighted to bring to the market this spacious terraced home tucked away in a quiet residential enclave just off Abbey Road. The property has been extended to both the front and rear and now provides well laid out and bright accommodation of c.91sqm/980sqft which is complimented by a c.15m private rear garden which benefits from a side entrance and workshop.

# Location

Situated close to the Dun Laoghaire Institute of Art, Design & Technology, close to Monkstown, Dun Laoghaire, Blackrock & Deansgrange and surrounded by all amenities including schools, colleges, parks, shops and public transport. The property is also within easy reach of the city centre and the M50 allowing easy access to all national routes.

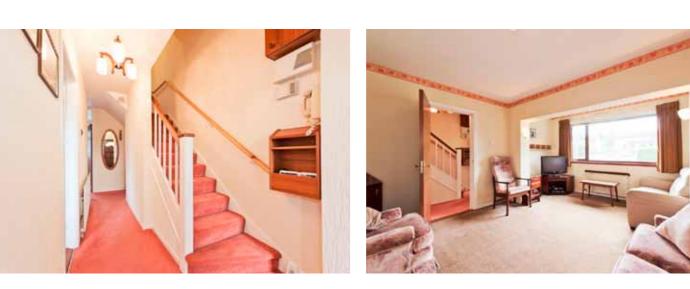
Accommodation briefly comprises hall, living room, wet room and dining room and kitchen. On the first floor there are 3 bedrooms.

# Features

- Mid of terrace residence
- Side entrance
- Spacious light filled accommodation c.91 sgm/980sgft
- Extended to the front & rear
- Generous c.15m garden to the rear
- Off street parking to front
- Mainly double glazed windows
- Workshop to rear
- GFCH
- Alarm
- Phone & internet connection available
- Within easy reach of Monkstown, Dun Laoghaire, Blackrock & Deansgrange
- Close to All Amenities

# Negotiator

Gary Jacobs MSCSI MRICS



# Viewing

Strictly By Prior Appointment Only With Sole Agents Allen & Jacobs t:2100360 f:2789494 e : info@allenandjacobs.ie w : allenandjacobs.ie



Porch Tiled floor

Hall Alarm panel, under stairs storage

Living room  $4.6 \times 3.77$ Tiled open fireplace

Dining room  $3.06 \times 2.65$ Timber panelled ceiling

Kitchen 2.6 x 2.31 Stainless steel sink unit, gas cooker, plumbed for washing machine, door to garden

Upstairs Landing Access to attic

Bedroom 1 (front)  $5.33 \times 2.8$ Built in wardrobes with centre vanity, built in storage



#### Notes:

# Accommodation

Bedroom 2 (rear)  $3.28 \times 3.14$ Built in wardrobes

Bedroom 3 (rear)  $2.91 \times 2.31$ Built in wardrobes

# Outside:

To the front is ample off street parking, lawn and hedge boarders. There is also access to a side entrance. To the rear is a c.15m garden laid out in lawn with hedging on both sides and generous workshop.





GROUND FLOOR

1ST FLOOR



