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For Sale by Private Treaty



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

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## 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.91sqm/980sqft
- 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



### Viewing

Strictly By Prior Appointment  
Only With Sole Agents Allen & Jacobs  
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### Notes:

### Accommodation

#### Porch

Tiled floor

#### Hall

Alarm panel, under stairs storage

#### Living room

4.6 x 3.77  
Tiled open fireplace

#### Dining room

3.06 x 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 x 2.8  
Built in wardrobes with centre vanity, built in storage

#### Bedroom 2 (rear)

3.28 x 3.14  
Built in wardrobes

#### Bedroom 3 (rear)

2.91 x 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.



### Negotiator

Gary Jacobs MSCSI MRICS