

FOR SALE BY PRIVATE TREATY

APT. 9 EDWIN TERRACE

MELLIFONT AVENUE, DUN LAOGHAIRE, CO. DUBLIN, A96 N220

Asking Price

€425,000



**Tom
O'Higgins**
ESTATE AGENT

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2 Bed - 1 Bath

56sqm / 602sqft

ASKING PRICE €425,000

9 Edwin terrace is a superbly appointed, owner occupied duplex apartment with every amenity on its door step. Situated towards the bottom of Mellifont Avenue, a stone throw from the Seafront, Dun Laoghaire Baths and Town Centre, this apartment is sure to appeal to those seeking stylish accommodation in a truly worthwhile location.

Accessed via stairs to the front No.9 occupies the hall and garden level, with an open plan living room / kitchen on the upper floor with bay window and views across Scotsman's Bay. At garden level there are two bedrooms (one single, one double), utility press and bathroom. The entire has been recently upgraded and is presented in excellent order. There is secure designated parking to the rear off Adelaide Lane and a storage lock up.

The convenience of this location cannot be over stated. The property is a short stroll from every amenity including the Dart, multiple Bus routes, local shopping, churches, the Lexicon, the Sea and the Peoples Park and its popular weekly farmer's market.

FEATURES

- Owner occupied
- Sea Views
- Modern, energy efficient electric heating
- Secure parking
- Town centre location adjacent to Dun Laoghaire Harbour
- Excellent transport links
- Recently refurbished
- External storage lock-up
- Feature stairway sensor lighting
- Service charge approx. €1,600 (2022)

BER

D2 No. 110731684 267.07kWh/m²/yr



ACCOMMODATION

Open plan Living Room / Kitchen

Bright, dual aspect, open plan room with bay window and sea views. Modern kitchen with range of slick fitted units and integrated appliances.

Hall

With carpet flooring and feature sensor stairway lighting.

Bedroom (1)

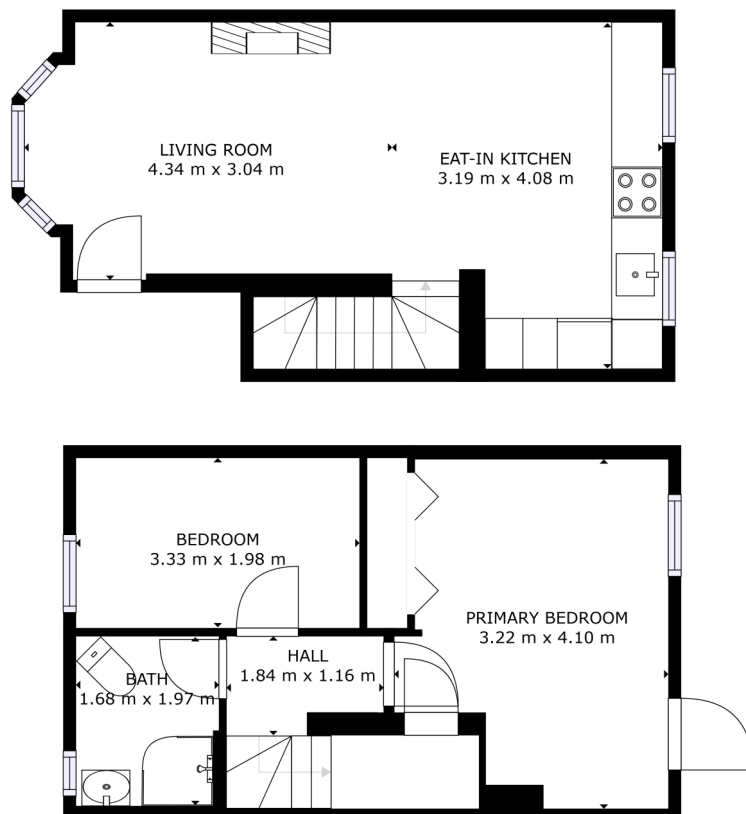
Double room to the rear with floor to ceiling wardrobes and utility press. Access to rear.

Bathroom

Stylish bathroom with modern tiling, shower, w.c. and w.h.b.

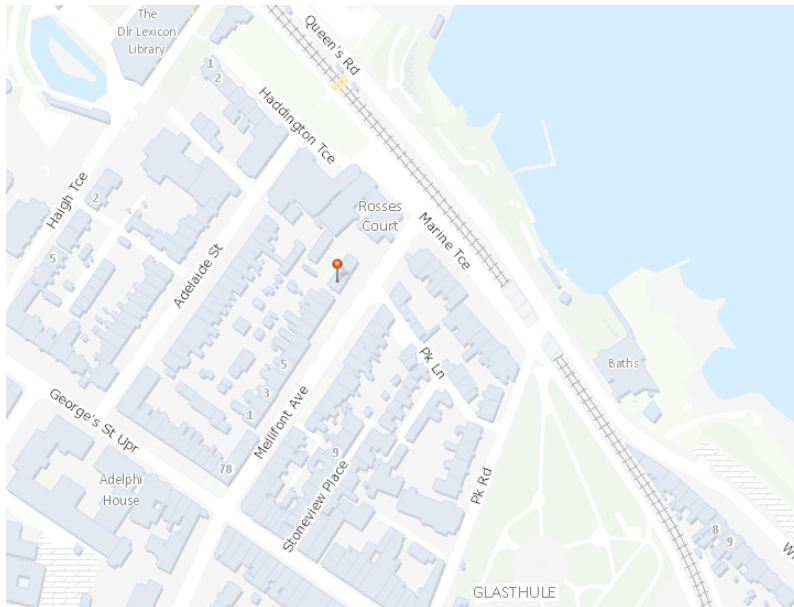
Bedroom (2)

Bright, single room to the front.



Not to scale. For identification only.

APT. 9 EDWIN TERRACE, DUN LAOGHAIRE



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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