

FOR SALE BY PRIVATE TREATY

# 15 GRANITE HALL

ROSMEEN GARDENS, DUN LAOGHAIRE, CO. DUBLIN

Asking Price

€1,295,000



**Tom  
O'Higgins**  
ESTATE AGENT

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# 4 Bed – 2 Rec

## 150sqm / 1,614sqft

**ASKING PRICE €1,295,000**

An attractive detached family home situated in this highly regarded and much sought after cul de sac, adjacent to the Peoples Park.

Extensively refurbished and modernised in 2005, 15 Granite Hall extends to approx. 150sqm / 1,614sqft and briefly comprises porch, entrance hall with guest w.c. and utility room off, playroom, living room and kitchen / diner on the ground floor. Upstairs there are four good sized bedrooms, bathroom and stairs to a converted attic with views across Dublin Bay and to Killiney Hill.

There is off street parking to the front together with a lawn and side passage to the rear garden. The rear garden is mostly laid out in lawn with an elevated sun deck and garden shed and mature perimeter hedging.

With every amenity Dun Laoghaire has to offer on your door step, including excellent schools, The Dart, The Lexicon, a selection of pubs, cafes and restaurants, the Pier, a choice of Yacht clubs, the Baths and just a gentle stroll to the Forty Foot, this house is sure to appeal those seeking a quality home in such an amenity rich location.

### FEATURES

- Quiet cul de sac location
- Close to all amenities
- Gas fired central heating
- Double glazed windows
- Excellent transport links

### BER

E1 No.118721844 333.62kWh/m<sup>2</sup>/yr



# ACCOMMODATION

## Porch

With sliding door.

## Reception Hall

Spacious hall with tiled floor.

## Guest W.c.

With tiled floor, w.c. and w.h.b.

## Utility Room

With countertop and sink. Plumbed for washing machine.

## Living Room

With feature fireplace with gas inset and timber mantle. Double doors to diner.

## Kitchen / Diner

With tiled floors, recessed lighting and a range of fitted units and integrated appliances.

## Study

With wood flooring. Could suit as an additional bedroom if required.

## Landing

Spacious landing with velux roof light. Hotpress.

## Bedroom (1)

Double room to the rear.

## Bedroom (2)

Double room to the front.

## Bedroom (3)

Double room to the front.

## Bedroom (4)

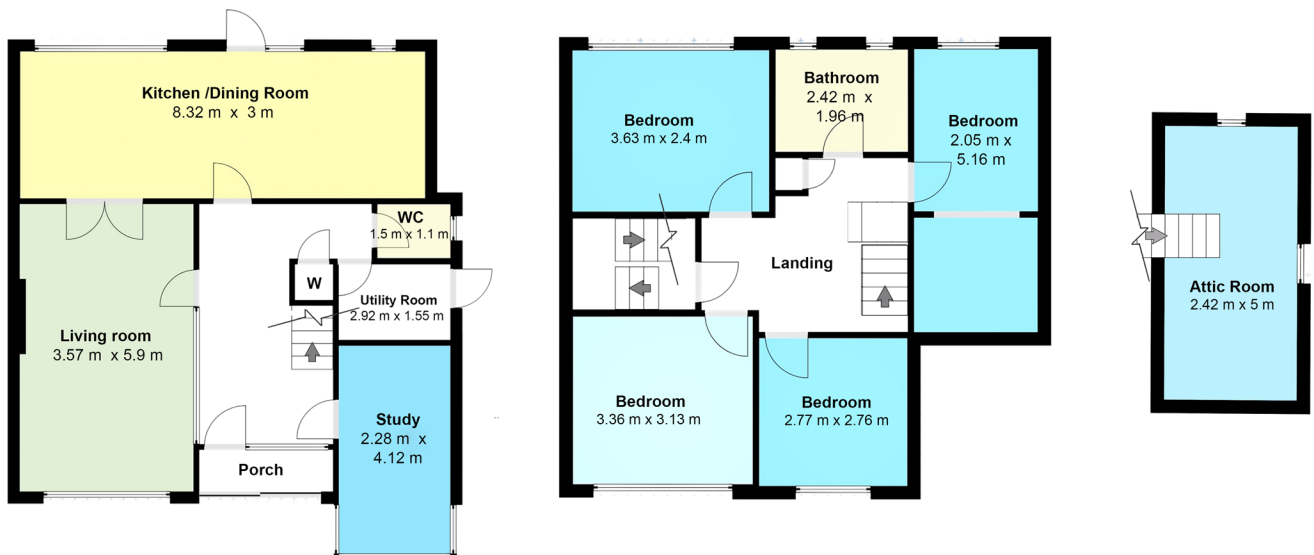
Double room to the rear.

## Bathroom

With tiled floor, w.c., w.h.b. and shower.

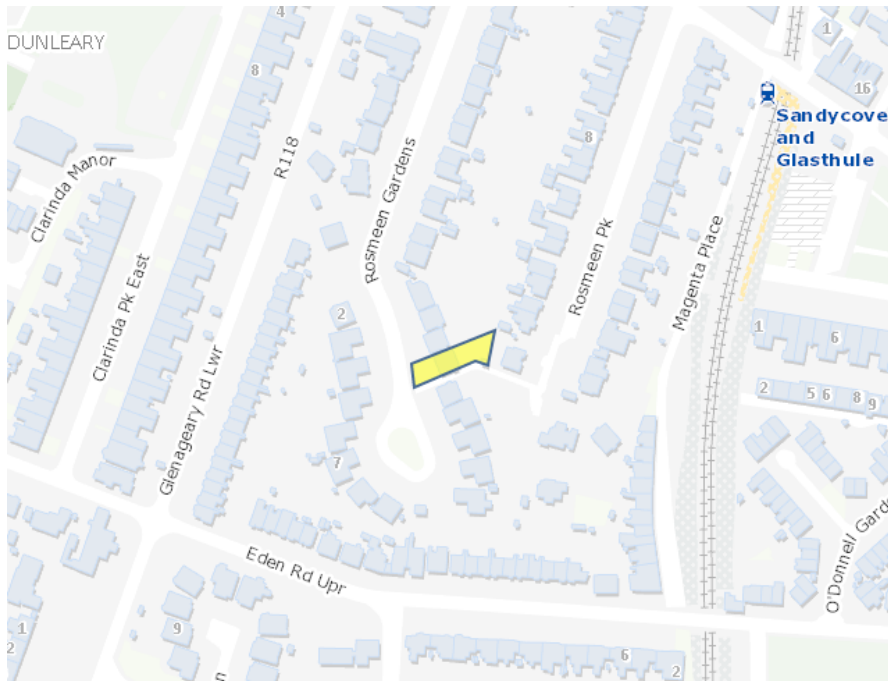
## Converted attic

With views of the sea and Killiney Hill.



Not to scale. For identification only.





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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