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For Sale by Private Treaty



4 Sefton Green, Off Rochestown Avenue, Dun Laoghaire, Co. Dublin

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For Sale by Private Treaty

4 Sefton Green, Dun Laoghaire, Co. Dublin.

Description

Allen & Jacobs is delighted to present this wonderful three bed semi-detached family home to the market. Perfectly positioned overlooking a large open green, the property comes to the market in simply stunning condition throughout. The bright and spacious accommodation of approximately 96 sq/m briefly comprises reception hall, living room, dining room, kitchen/ breakfast room, guest WC, three bedrooms and family bathroom (accessed from landing and master bedroom). A very private and beautifully landscaped rear garden coupled with off street parking to the front completes the picture.

Location

An extremely popular and convenient location, residents are ideally located within easy access of Monkstown, Blackrock, Deansgrange and Dun Laoghaire villages offering a wonderful array of cafes, restaurants and chic boutiques. The N11, M50 and the QBC are close by with several bus routes including the 46A providing superb access to the City Centre.

- Features**
- Gas fired central heating
 - Double glazed windows throughout
 - Private and beautifully landscaped rear garden
 - Off street parking to the front
 - Stunning condition throughout
 - Overlooking a large open green
 - Close to all amenities
 - Quiet location
 - Approximately c. 96 sqm/1,033 sqft

Negotiator
Andrew Allen MIPAV MCEI



Viewing
Strictly By Prior Appointment
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Notes:



Accommodation

Ground Floor:
Reception Hall: 5.39m x 1.76m: With under stairs storage.

Guest wc: With wc and whb.

Living Room: 5.25m x 3.31 m: Feature bay window. Open fireplace with timber mantle and marble surround. Double doors to . .

Dining Room: 3.46m x 2.46m: With sliding patio doors to rear garden.

Kitchen/Breakfast Room: 5.43m x 2.38m: Contemporary fitted kitchen with extensive range of wall and floor units.

First Floor:
Landing: Hotpress with duel immersion. Access to attic.

Bedroom 1: 4.37m x 2.79m: Extensive range of wardrobes.

Family bathroom/Ensuite: 2.6m x 2.28m: Contemporary bathroom suite with bath, wc, whb & separate shower. Tiled floors and part tiled walls.



Bedroom 2: 4.29m x 3.2m: With fitted wardrobe.

Bedroom 3: 2.57m x 2.47m: With fitted wardrobes.

Outside

Off street parking to the front is complimented by a well-stocked rear garden.

