

FOR SALE BY PRIVATE TREATY

22 FINDLATER STREET

GLASTHULE CO. DUBLIN A96 V348

Asking Price

€385,000



**Tom
O'Higgins**
ESTATE AGENT

W tomohiggins.ie T 01 2845007 M 087 766 6422 E info@tomohiggins.ie

2 Bed - 1 Bath

42sqm / 452sqft

ASKING PRICE €385,000

22 Findlater Street is an Artisan cottage that offers outstanding convenience to a diverse range of truly worthwhile amenities including boutique shopping, cafes and restaurants in Glasthule Village, the newly refurbished Dun Laoghaire Baths, the Forty Foot and the Dart.

The accommodation briefly comprises an entrance porch, living room, two bedrooms, kitchen, rear hallway and a bathroom. The entire extends to 42sqm. There is a low maintainace yard to the rear.

Requiring some upgrading and modernisation this cottage is sure to appeal to first time buyers aswell as those trading down that want to remain in such a convenient location.

FEATURES

- Recently upgraded double glazed windows and front door.
- Beside Glasthule Village.
- Close to the sea and Dart.
- High Ceilings.
- On street permit parking.
- Electric heating.
- Gas connection.

BER

F
No. 116142191
441.21kWh/m²/yr



ACCOMMODATION

Entrance Lobby

With carpet flooring and wall mounted coat hooks.

Living Room

With carpet flooring and high ceiling (approx. 2.95m).

Bedroom (1)

To the front, with carpet flooring.

Bedroom (2)

To the rear, with carpet flooring and attic access.

Kitchen

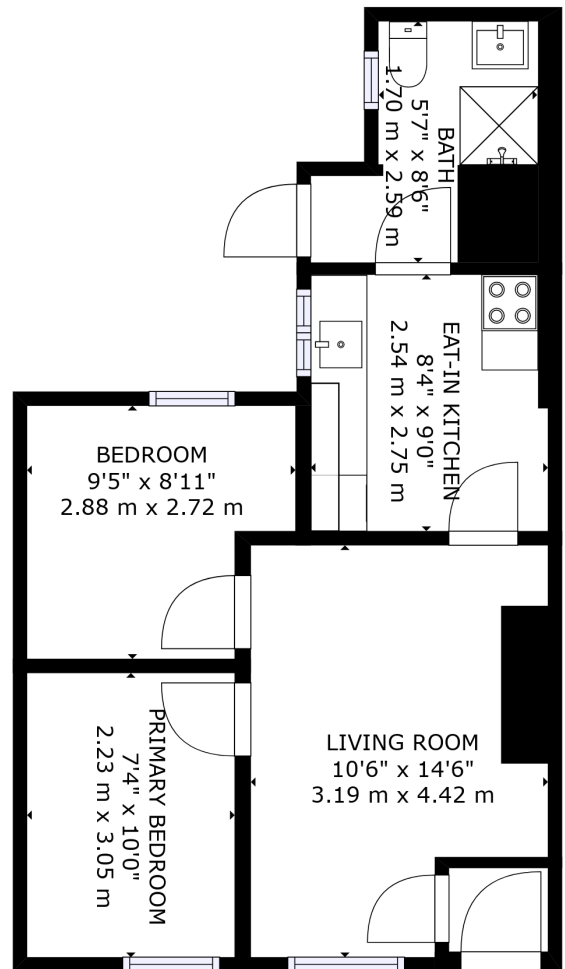
Fitted kitchen overlooking the rear yard. Laminate flooring.

Rear Hall

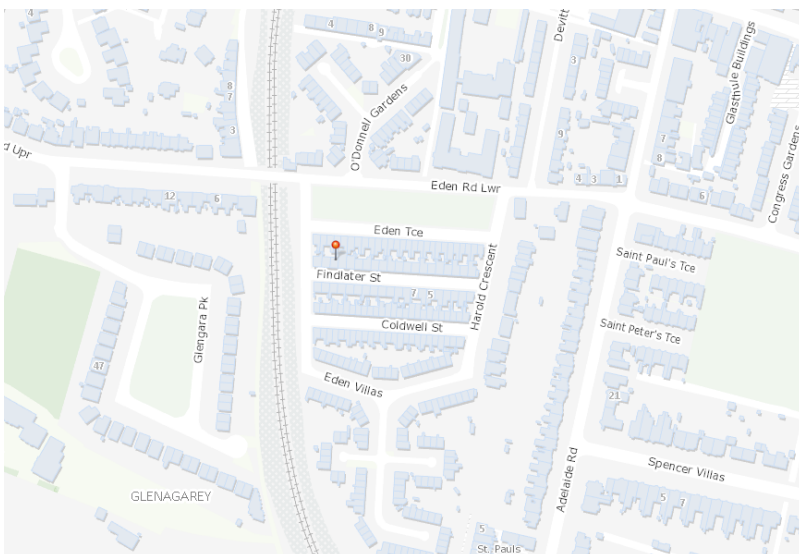
With laminate flooring, access rear garden and hot press.

Shower room

Wetroom with w.c., w.h.b. and electric shower. fully tiled.



Not to scale. For identification only.



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Negotiator

Tom O'Higgins
MIPAV TRV MMCEPI
087 766 6422
tom@tomohiggins.ie

52 Sandycove Road, Sandycove, Co. Dublin, A96 W3C1

T+353 1 2845007 E info@tomohiggins.ie

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