

FOR SALE BY PRIVATE TREATY

44 CONVENT ROAD

DALKEY, CO. DUBLIN A96 DA09

Asking Price

€585,000



**Tom
O'Higgins**
ESTATE AGENT

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2 Bed - 2 Bath 87sqm / 936sqft

ASKING PRICE €585,000

A charming terraced property in the heart of Dalkey Heritage Town, with a wide range of speciality shops, an abundance of excellent restaurants, a choice of popular bars & cafes, scenic walks down to Vico Road along Coliemore Road, over Dalkey & Killiney Hills and easy access to the city centre from the DART and bus routes as well as a fine choice of schools.

This delightful home has been well maintained over the years but would benefit from some upgrading and modernisation. The accommodation (originally a three bed) extends to 87sqm /936sqft and briefly comprises two reception rooms, kitchen and bathroom on the ground floor and two double bedrooms and bathroom upstairs.

The low maintenance landscaped garden to the rear with an easterly orientation is a real delight and offers ample scope to extend should additional living accommodation be required

FEATURES

- Great location
- Landscaped rear garden
- Gas fired central heating
- Convenient to Dart and Bus
- Architect renders for remodelled kitchen (No planning permission required).
- On street permit parking

BER

E2 No. 116337718 328.24kWh/m²/yr



Architects render for remodelled kitchen

ACCOMMODATION

Reception hall

With understairs storage and utility.

Living Room

To the front with carpet flooring and feature fireplace with gas inset.

Dining Room

To the rear with feature fireplace with gas inset. Kitchen off.

Kitchen

A bright kitchen with access to the rear garden. Lots of potential to remodel the kitchen incorporating the downstairs bathroom.

Bathroom

With bath, w.c. and w.h.b.

Bedroom (1)

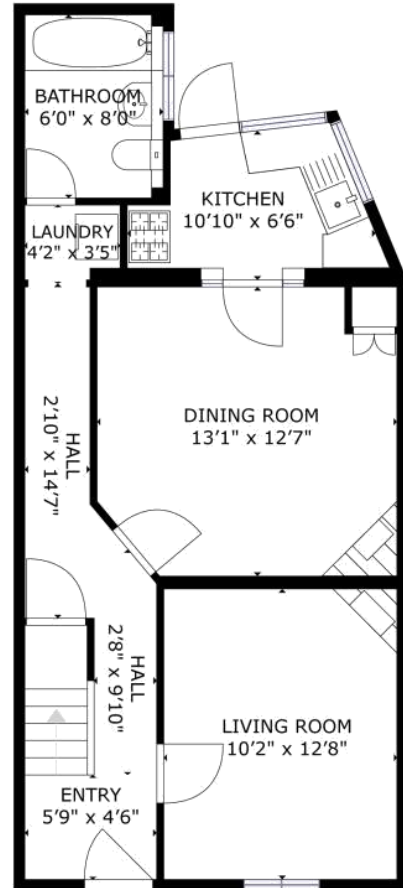
A bright double bedroom to the front with floor to ceiling fitted wardrobes.

Bathroom

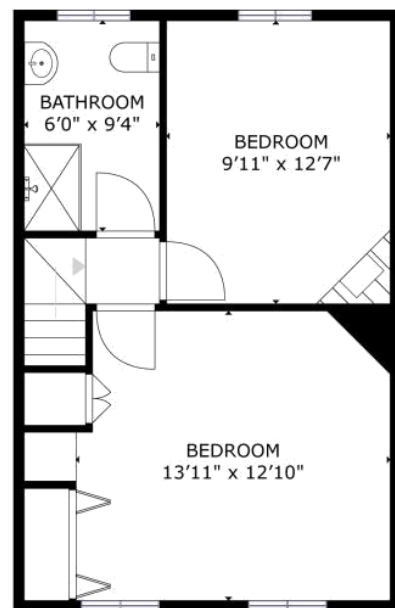
Originally the third bedroom, this modern bathroom

Bedroom (2)

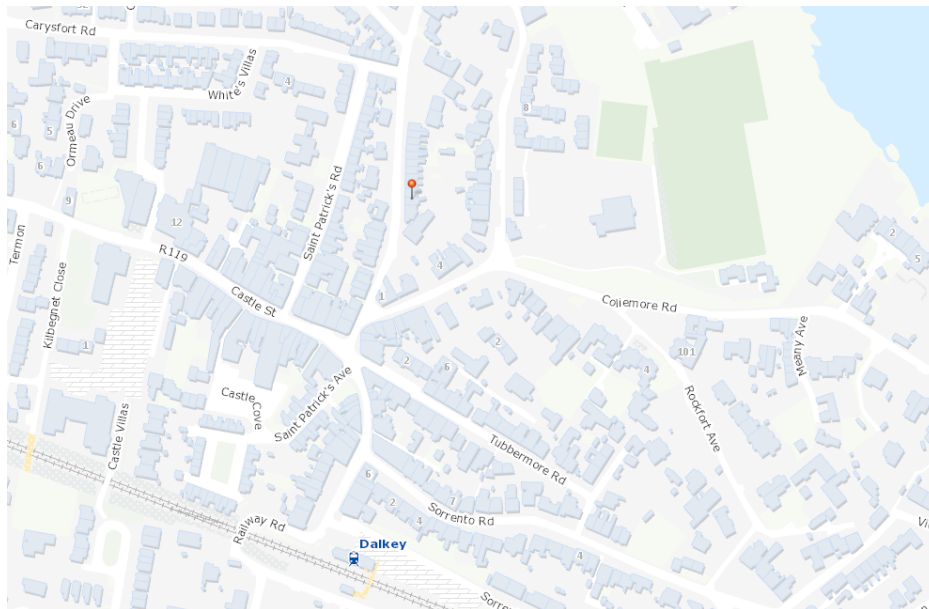
A good-sized double room overlooking the rear garden.



FLOOR 1



FLOOR 2



Tom O'Higgins

ESTATE AGENT

Negotiator

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