

FOR SALE BY PRIVATE TREATY

# 4 FINDLATER STREET

GLASTHULE CO. DUBLIN A96 FW96

Asking Price

€525,000



**Tom  
O'Higgins**  
ESTATE AGENT

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# 2 Bed - 1 Bath

## 50sqm / 538sqft

ASKING PRICE €525,000

This delightful artisan cottage has been renovated and refurbished throughout to provide a charming home suited to modern day living. The accommodation, all on one level extends to 50sqm / 538 sqft and briefly comprises an open plan living room / kitchen with high ceilings adding a great sense of space and airiness, a utility area, two bedrooms, and a well-appointed bathroom. Retaining some of its original features including sash windows (although now with double glazing) and high ceilings, this cottage now boasts under floor heating, a sleek, modern bathroom and a B3 energy rating. It's a true gem, where comfort, style and convenience intertwine harmoniously.

Glasthule is a charming seaside village that offers a picturesque and relaxed atmosphere in an unrivalled location close to all amenities. The village is known for its array of boutiques, cafes and restaurants which create a vibrant and lively community. With its proximity to the stunning seafront promenade offering beautiful coastal walks Glasthule is a delightful destination for those seeking a blend of coastal charm and convenience with the City centre a short Dart journey away.

### FEATURES

- Fully renovated 2023
- Under floor heating
- High ceilings
- Double glazed sash windows
- Gas central heating (Combi-Boiler)
- Recessed lighting
- Quality laminate flooring throughout



# ACCOMMODATION

## Living Room / Kitchen

An open plan dual aspect room with a floor to ceiling height of almost 3 metres giving it real sense of space that's flooded with natural light. The kitchen comprises a range of high quality fitted units in two sections with ample countertop space and leads to a utility area.

## Bedroom (1)

To the front with fitted wardrobe and attic hatch.

## Bedroom (2)

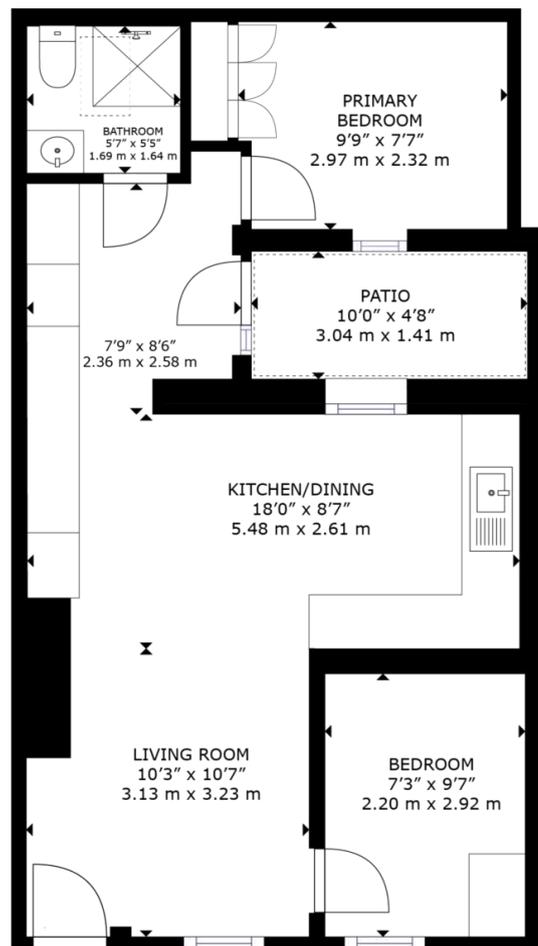
Double room to the rear overlooking the courtyard. Fitted floor to ceiling wardrobes.

## Bathroom

Featuring sleek tiling floor to ceiling a luxurious shower unit with dual heads. W.c. and w.h.b. with cabinet below.

## Courtyard

Low maintenance paved suntrap patio.

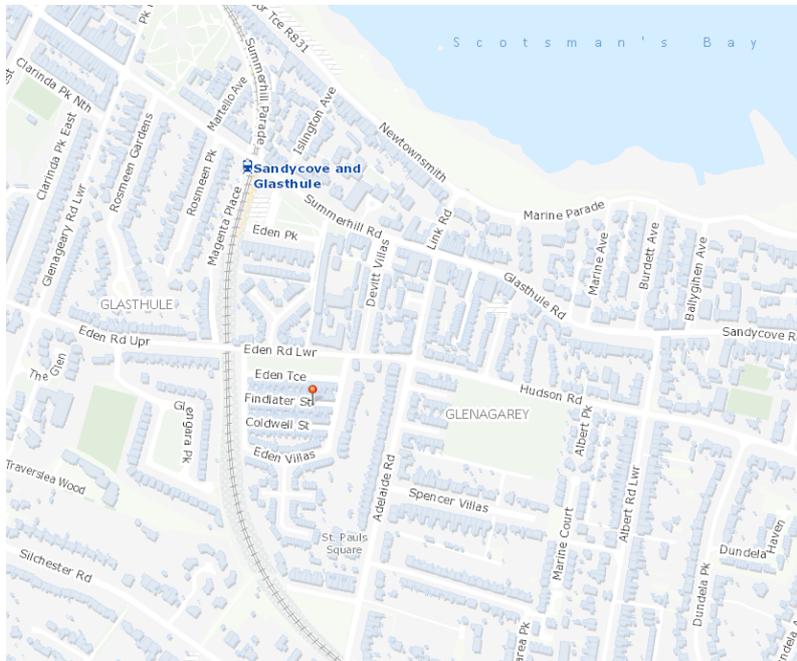


Not to scale. For identification only.

## BER

B3 No.116459850 146.88kWh/m<sup>2</sup>/yr

4 FINDLATER STREET, GLASTHULE



# Tom O'Higgins

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