

# For Sale

Asking Price: €965,000

Sherry  
FitzGerald



23 Mapas Road, Dalkey,  
Co. Dublin A96 YA49

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#### SPECIAL FEATURES

- Gas fired central heating
- Exceptionally private south facing garden
- 137 sqm / 1,475 sqft
- Potential to extend (Subject to PP)
- Short walk to Dalkey town & Dart Station
- 3 Bed / 2 Bath

#### BER

BER D, BER No. 119649630

Energy Performance Indicator: 239.84 kWh/(m<sup>2</sup>.y)



#### NEGOTIATOR

John Paul Condron  
Sherry FitzGerald  
23 Castle Street,  
Dalkey, Co. Dublin  
A96 N8P3  
T: 01 275 1000  
M: 087 746 3735  
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#### MORTGAGE ADVICE

For mortgage advice talk to  
Colin O'Callaghan  
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E: colin.ocallaghan@sherryfitz.ie

[sherryfitz.ie](http://sherryfitz.ie)

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.