

FOR SALE BY PRIVATE TREATY

# 71 EDEN VILLAS

GLASTHULE, CO. DUBLIN A96 tx34

Asking Price

€580,000



**Tom  
O'Higgins**  
ESTATE AGENT

W [tomohiggins.ie](http://tomohiggins.ie) T 01 2845007 M 087 766 6422 E [info@tomohiggins.ie](mailto:info@tomohiggins.ie)



# 3 Bed End of Terrace

## 73sqm / 785 sqft

**ASKING PRICE €580,000**

Located in a quiet residential cul-de-sac just a short walk from Glasthule village, this end-of-terrace property enjoys a convenient and well-connected setting close to a wide range of local amenities. Glasthule is known for its lively village atmosphere, with a variety of cafés, wine bars, restaurants and independent shops, all within easy reach.

The accommodation extends to approximately 73sqm and comprises a well-proportioned living room to the front, with a kitchen/diner to the rear and a bathroom located off. Upstairs, there are three bedrooms, currently laid out as one double and two single, but the layout could be adapted to accommodate two double rooms if preferred.

Transport links are excellent, with Sandycove & Glasthule DART station just a few minutes' walk away, regular bus services nearby, and the Air Coach offering direct access to Dublin Airport. Additional features include off-street parking and a gated side entrance, which provides access to the rear and space for a garden shed.

### FEATURES

- Great location, convenient to Glasthule Village
- End of terrace
- Off street parking
- Double glazed pvc windows
- Gas fired central heating
- Gated side passage
- Excellent transport links (Dart, bus & Air Coach)



# ACCOMMODATION

## Entrance Hall

## Living Room

Front-facing reception with wood flooring, feature fireplace, and storage.

## Kitchen / Diner

Tiled flooring with fitted wall and floor units and access to the rear patio garden.

## Bathroom

With tiled floor, shower, wash hand basin and W.c.

## Landing

## Bedroom (1)

Double bedroom to the front.

## Bedroom (2)

Single bedroom to the rear.

## Bedroom (3)

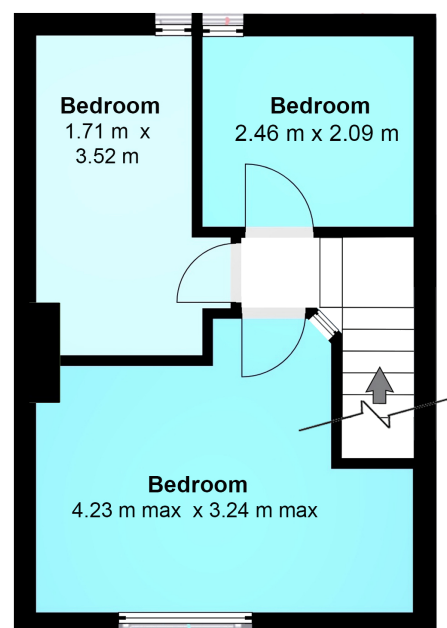
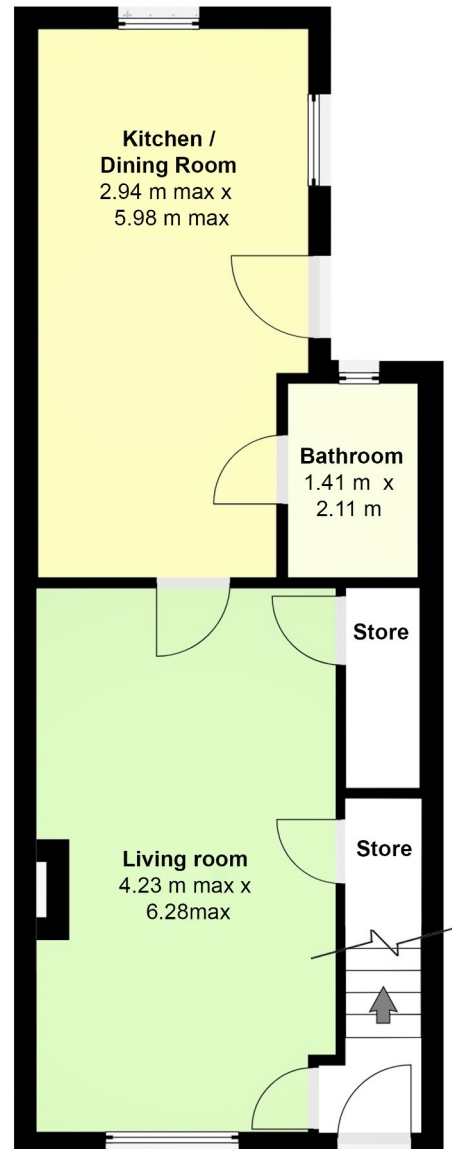
Single bedroom to the rear.

## BER

E1

No: 107942088

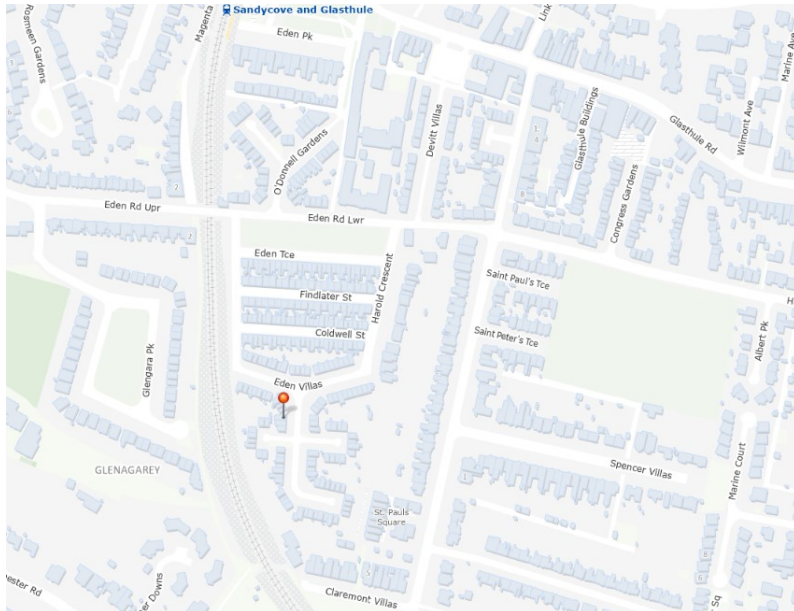
332.22 kWh/m<sup>2</sup>/yr



Not to scale. For identification only.



## 71 EDEN VILLAS, GLASTHULE



# Tom O'Higgins

ESTATE AGENT

Negotiator

Tom O'Higgins

MIPAV TRV MMCEPI

087 766 6422

[tom@tomohiggins.ie](mailto:tom@tomohiggins.ie)

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

[T+353 1 2845007](tel:+35312845007) [E info@tomohiggins.ie](mailto:info@tomohiggins.ie)

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SHOULD THIS PROPERTY NOT SUIT PLEASE REGISTER YOUR REQUIREMENTS AT OUR OFFICE WHERE PRIORITY WILL BE GIVEN TO MEET THEM AS SOON AS POSSIBLE. PSRA 001730