



If you are considering selling please call us today:
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For Sale by Private Treaty

46 Cross Avenue, Dun Laoghaire, Co. Dublin

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Description

Allen & Jacobs is delighted to bring this wonderful two bedroom property to the market. Measuring approximately 67sq/m (721sq/ft), the property comes to the market in excellent condition throughout. The bright and spacious accommodation briefly comprises reception hall, living room, dining room, kitchen, utility room, family bathroom and two bedrooms. A small and private south facing yard to the rear completes the picture.

Location

This is a truly excellent location being a stone’s throw from the centre of Dun Laoghaire with its major shopping centres, array of boutique and specialist shopping, the IMC Cinema and the Town Hall. There are also excellent restaurants, hostelryes and other feature entertainments. The area is serviced by excellent public transport links with both the DART and several bus routes including the 46A within easy reach. There are excellent sporting facilities within the area and the marine facilities in Dun Laoghaire including the harbour, marina and yacht clubs are a short stroll away.

“Viewing Highly Recommended”

- Special Features**
- Convenient and popular location
 - Gas fired central heating
 - Double glazed windows to the front.
 - Solid Canadian Maple wood flooring in living and dining rooms
 - Cararra marble tiles in kitchen/utility
 - Original cast iron fireplace in living room
 - Excellent condition throughout
 - Excellent public transport including bus and DART
 - Within walking distance of Dun Laoghaire centre

Floor Area

Approximately 67sq/m (721sq/ft)

Negotiator

Andrew Allen MIPAV

Viewing

Strictly By Prior Appointment
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Notes:



Accommodation

Entrance Hall:

Living Room: 3.57m x 2.84m:
Feature open fire with original cast iron mantle.

Dining Room: 3.00m x 2.62m:
With under stairs storage.

Kitchen: 2.84m x 2.62m:
Modern fitted kitchen with extensive range of wall and floor units. Cararra marble tiles.

Utility: 1.02m x 2.62m:With door to rear yard. Cararra marble tiles.

Bathroom: 2.39m x 1.66m:
With wc, whb & bath with shower.

Bedroom 1: 3.94m x 3.55m:

Bedroom 2: 3.94m x 3.02m:
With built in wardrobes. Hot-press.

Outside

Small south facing yard to the rear.

