

we'll take you home

vincent
FINNEGAN

For Sale by Private Treaty
€795,000

26 Mulgrave Street, Dun Laoghaire, Co. Dublin

No.26 is a four bedroom mid terrace property measuring approx. 158m² (1,701ft²). Having recently been fully renovated and extended in 2006 this property comes to the market in turnkey condition and with its open plan living/dining and kitchen area makes it the perfect setting for entertaining. This property is sure to attract an array of purchasers from downsizers, professionals and families. Viewing is highly recommended to appreciate the quality of accommodation and finish on offer.

Accommodation briefly comprises; entrance hall, sitting room, open plan dining room/kitchen/living room, utility and guest WC. On the first floor is a large split level landing with four bedrooms and main bathroom.

The location is excellent, situated within a short stroll of Dun Laoghaire town centre, with superb shopping facilities on the doorstep, along with a variety of cafes, bars, restaurants, breathtaking sea front walks, The Lexicon, National Maritime Museum and The People's Park with its popular farmers market are also nearby. There are several prestigious schools within close proximity, including Rathdown, CBC Monkstown, Blackrock College, St. Joseph of Cluny and Loreto Dalkey. Nearby transport links include the DART, while several Dublin Bus routes including the 7, 7A, 46A, 45A are at your doorstep.



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www.finnegan.ie

FEATURES

EXTENDED FOUR BEDROOM MID TERRACE PROPERTY • TOWN CENTRE LOCATION • LOW MAINTENANCE WEST FACING REAR GARDEN
• DOUBLE GLAZED SASH WINDOWS • APPROX. 158M² • CAT 5 CABLING • GAS FIRED CENTRAL HEATING • FULLY ALARMED
• RENOVATED AND EXTENDED IN 2006 • MINUTES WALK TO THE DART AND DUN LAOGHAIRE HARBOUR

DETAILS OF ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY:	(c.6.55m x 1.68m) Large bright hallway with wooden flooring leading to;
SITTING ROOM:	(c.3.85m x 3.26m) Double doors with wooden flooring, open fireplace, radiator, tv, electrical and data points.
DINING ROOM:	(c.3.95m x 3.21m) Wooden flooring with open fireplace, recessed lighting, radiator, tv, electrical and data points
KITCHEN:	(c.4.8m x 4.52m) Bright open plan kitchen with an island located centrally. Large array of wall and floor units with stainless steel sink. Tiled flooring, marble countertops, recessed lighting and large window allowing in an abundance of natural light
LIVING AREA:	(c.6.4m x 4.63m) Tiled flooring with recessed lighting and large window allowing in plenty of natural light. Large double doors leading to rear garden.
UTILITY:	(c.1.9m x 1.9m) Located just off the kitchen with closet space and plumbed for washer/dryer.
GUEST WC:	(c.1.69m x 1.47m) Tiled flooring with WC, WHB and radiator.

FIRST FLOOR

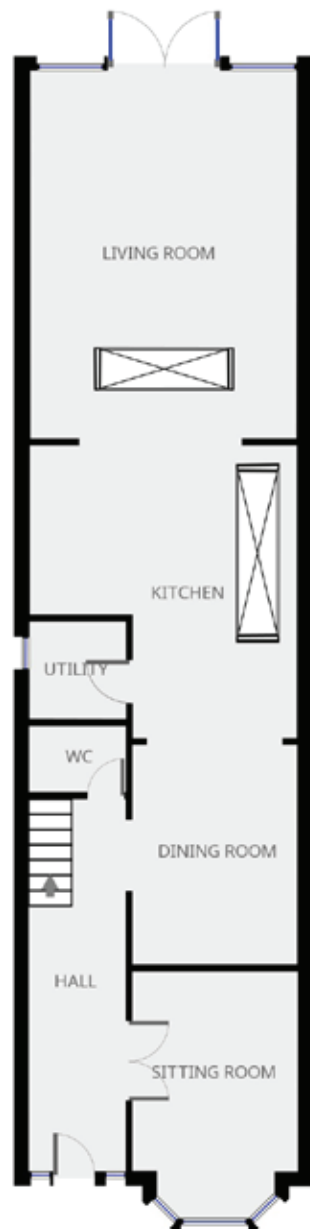
BEDROOM ONE:	(c.3.86m x 3.18m) Wooden flooring with built in wardrobes, open fireplace, radiator, tv, electrical and data points.
BEDROOM TWO:	(c.3.87m x 3.29m) Wooden flooring with built in wardrobes, open fireplace, radiator, tv, electrical and data points.
BEDROOM THREE:	(c.2.45m x 3.21m) Wooden flooring with built in wardrobes, radiator, tv, electrical and data points.
BEDROOM FOUR:	(c.1.66m x 2.77m) Wooden flooring, radiator, tv, electrical and data points.
BATHROOM:	(c.2.76m x 2.07m) Tiled wall and flooring, WC, WHB and bath with emersion shower and heated towel rail.

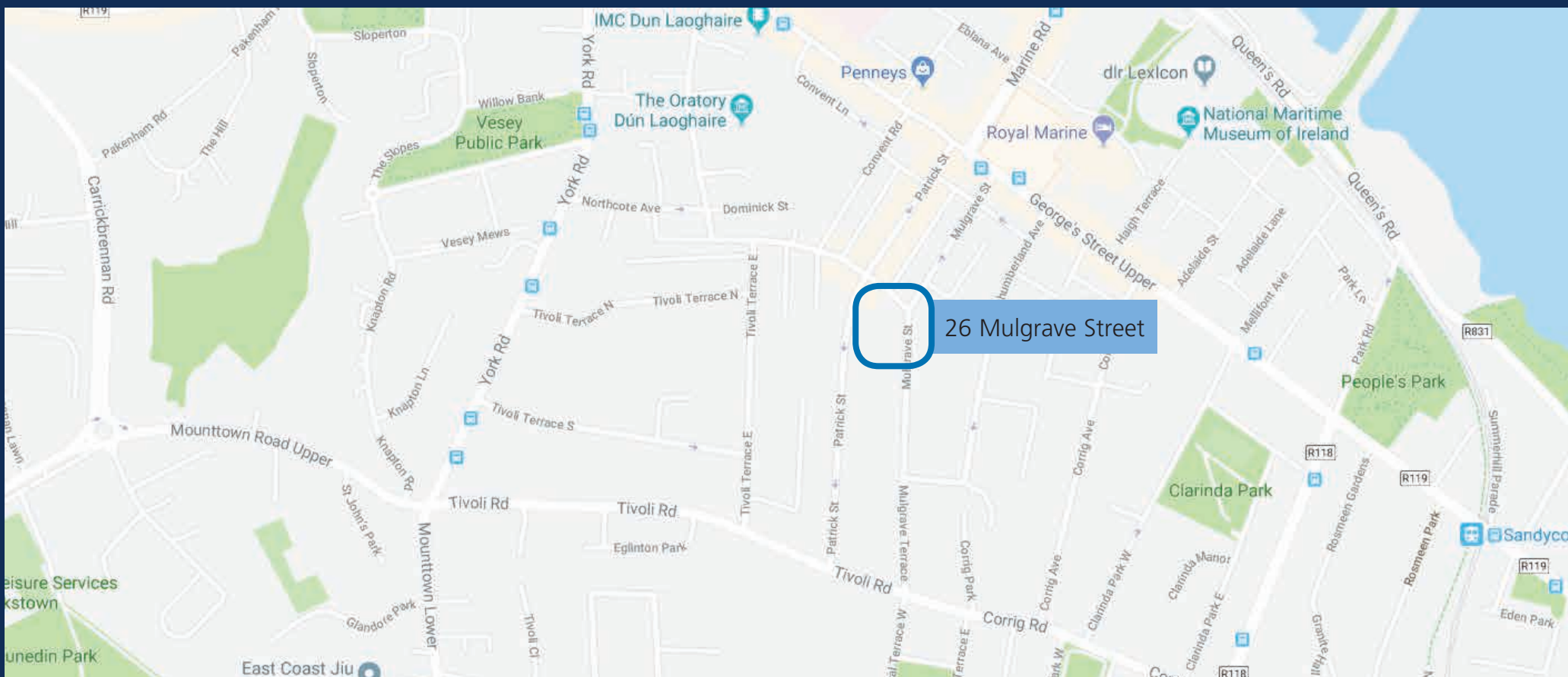
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**If you are considering selling or renting your property
please contact our office for a free consultation**

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