

FOR SALE BY PRIVATE TREATY

# THE MEWS

3A RAILWAY ROAD, DALKEY, CO. DUBLIN

Asking Price

€400,000



**Tom  
O'Higgins**  
ESTATE AGENT

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# 1 Bed – 1 Bath

## 32sqm / 345sqft

**ASKING PRICE €400,000**

Situated in the heart of Dalkey, nestled behind an inconspicuous doorway lies The Mews at 3a Railway Road. Contrasting with the hustle and bustle of the town centre there is an immediate sense of tranquillity when you enter through the archway to the manicured south facing garden surrounded by high granite walls formerly housing a stable.

The Mews was built in 1877 and comprises a two-storey building accessed via French doors with a cosy open plan kitchen / living room on the ground floor, the bathroom on the return and a double bedroom upstairs. The accommodation extends to 32sqm / 345sq ft. While the property would benefit from some modernisation it is sure to appeal to those looking for something unique with an abundance of potential in such a convenient location.

Dalkey enjoys a deserved reputation as one of Dublin's premier residential suburbs boasting convenience to a host of acclaimed amenities including the sea at White Rock, Coliemore and Bulloch, top class pubs and restaurants, excellent schools and a diverse range of sporting and leisure facilities.

### FEATURES

- Great location in the heart of Dalkey Heritage Town
- Sunny orientation
- Development potential
- Convenient to Dart
- Residents parking permit available from DLRCoCo
- Security Alarm



# ACCOMMODATION

Ground Floor

## Living Room / Kitchen

Open plan room with French doors to the garden. Feature fire place with stone surround. Fitted kitchen cupboards and countertop with tiled splashback.

## Bathroom

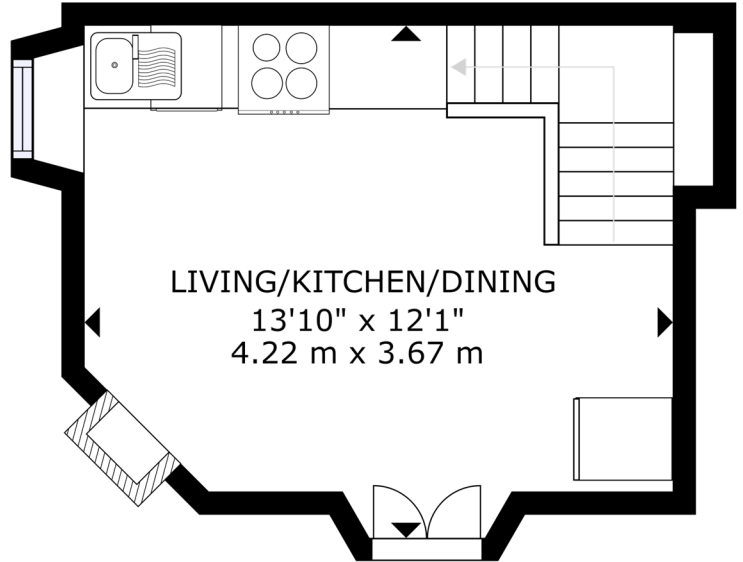
With hotpress, w.c., w.h.b and Shower unit.

## Bedroom

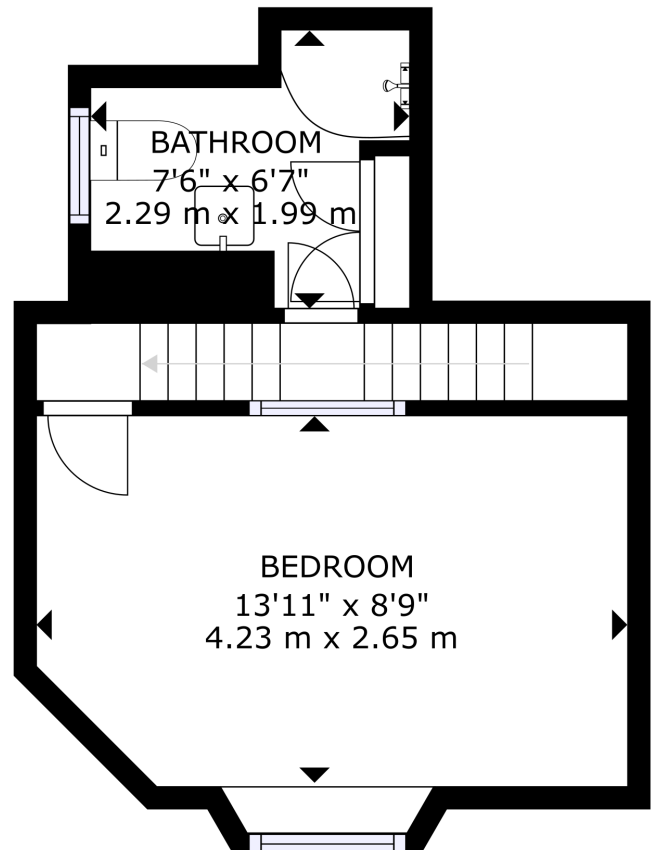
A bright double bedroom with high ceilings and feature exposed beams.

## Outside

Accessed via a doorway from Railway Road into a small yard, followed by a 2nd doorway which leads under No. 3 Railway Road into the Garden of 'The Mews'. The garden is surrounded by high walls and features an immaculate lawn area, garden shed and sun trap patio.



First Floor



## BER

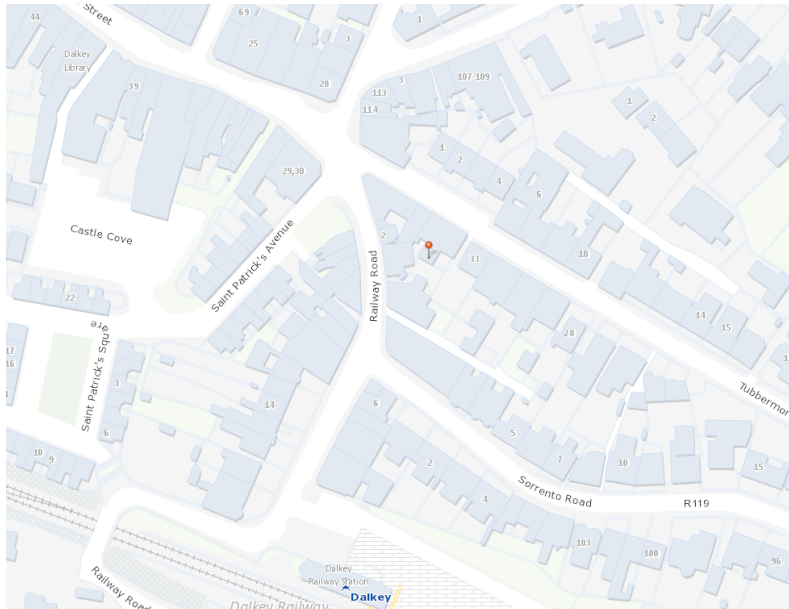
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815.52 kWh/m<sup>2</sup>/yr

Not to scale. For identification only.

'THE MEWS' 3A RAILWAY ROAD



# Tom O'Higgins

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Negotiator

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