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For Sale by Private Treaty



65A Patrick Street ,Dun Laoghaire, Co. Dublin

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## For Sale by Private Treaty

# 65A Patrick Street, Dun Laoghaire, Co. Dublin



**Description** Allen & Jacobs are delighted to present the wonderful 2 bed semi detached home with large garden to the rear and very wide side passage (c. 3m) offering excellent potential to further extend and develop subject to planning permission. The bright and very spacious accommodation (c. 94sqm) comprises entrance hall, livingroom, diningroom, kitchen/breakfast room, guest wc, 2 double bedrooms and main bathroom. Off street parking to the front completes the picture.

**Location** Nestled in the heart of the exclusive harbour town of Dun Laoghaire, the location needs no introduction with every conceivable amenity on the doorstep. The DART is moments away and marine enthusiasts are well catered for with several sailing clubs nearby. Number 65A is a short stroll from stunning coastal walks, shopping in both Dun Laoghaire S.C. and Bloomfields S.C., the N11 and M50 road networks, a wide range of bus routes including the essential 46A and Dun Laoghaire DART Station.

### Features

- Semi detached
- Large gardens to the side and rear
- Excellent potential to extend (subject to planning permission)
- Off street Parking
- Excellent public transport
- Close to all amenities.



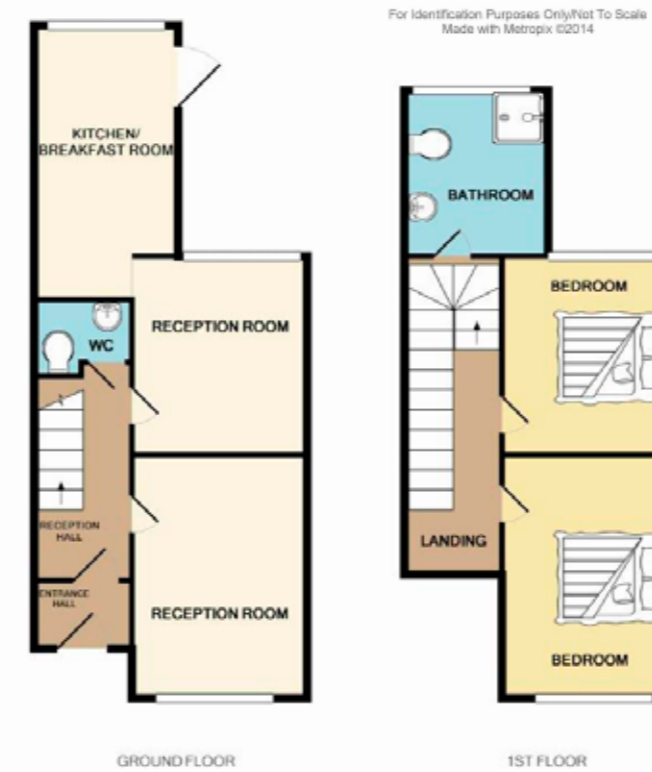
### Viewing

Strictly By Prior Appointment  
Only With Sole Agents Allen & Jacobs  
t : 2100360 f : 2789494  
e : info@allenandjacobs.ie  
w : allenandjacobs.ie

### Negotiator

Andrew Allen MIPAV MCIE.

### Notes:



### Accommodation

**Entrance Hall:** 1.2m x 1.7m:

**Reception Hall:** 3.8m x 1.7m:

**Livingroom:** 4.23m x 3.06m:

**Diningroom:** 3.4m x 3.06m: With storage. Arch to...

**Kitchen/Breakfast Room:** 4.8m x 2.5m:  
Wall and floor units. Door to rear garden.

**Landing:** 3.7m x 1.7m:

**Bedroom 1:** 4.23m x 3.06m: With built in wardrobes.

**Bedroom 2:** 3.4m x 3.06m:

**Bathroom:** 2.8m x 2.5m: With wc, whb and shower.

### Outside

Off street parking to the front is complimented by a private and very large (c. 19m) rear garden and a very wide (c. 3m) side passage offering great potential to extend.

