

FOR SALE BY PRIVATE TREATY

47 THOMASTOWN ROAD

GLENAGEARY CO. DUBLIN

Asking Price

€725,000



**Tom
O'Higgins**
ESTATE AGENT

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47 THOMASTOWN ROAD

4-5 Bed

117sqm / 1,259 sqft

ASKING PRICE €725,000

No. 47 Thomastown Road is a fine, well located four-bedroom home close to all major amenities. Situated in a quiet Cul de sac, No. 47 is bound to appeal to those seeking a solid home with an array of first-class schools literally on your doorstep, also within striking distance of Dun Laoghaire town centre, seafront and Dalkey Village. Killiney shopping centre is literally across the road for convenience shopping and the area is particularly well catered for in terms of public transport and within easy access to the M50, Luas and Dart.

The accommodation briefly comprises a welcoming entrance hallway with living room and playroom/home office off. To the rear there is a generous interconnecting kitchen/dining room and access to a particularly private good sized mature rear garden. On the first floor there are four decent sized bedrooms and the main bathroom.

This is a well-loved home with that feeling of space internally that is matched by an established well-kept mature private rear garden, equally matched to the front with ample off-street parking.

FEATURES

- Quiet Cul De Sac
- Oil fired Central Heating
- Double Glazing
- Private mature rear garden
- Ample off-street Parking
- Close to all amenities

BER

E1

No: 117924647

309.07 kWh/m²/yr



ACCOMMODATION

Entrance hallway 4.90m x 1.19m

A bright welcoming entrance hallway.

Living room 3.54m x 4.56m

A cozy living room with feature fireplace.

Home Office/Bedroom 5 2.37m x 2.70m

Perfectly suited as a playroom or home office.

Cloakroom / downstairs w.c. 2.38m x 0.98m

Dining room 3.54m x 3.61m

Overlooking mature rear garden.

Kitchen 3.97m x 2.45m

Ample floor and wall storage, tiled splash back.

Master bedroom 4.78m x 4.40m

A generous double bedroom with built in wardrobes

Bedroom (2) 2.97m x 4.04m

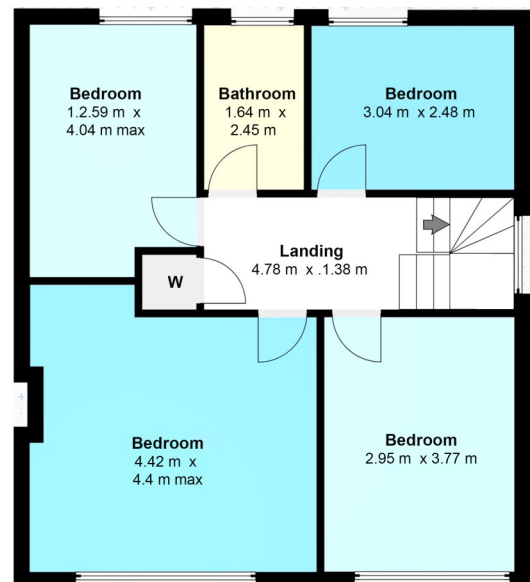
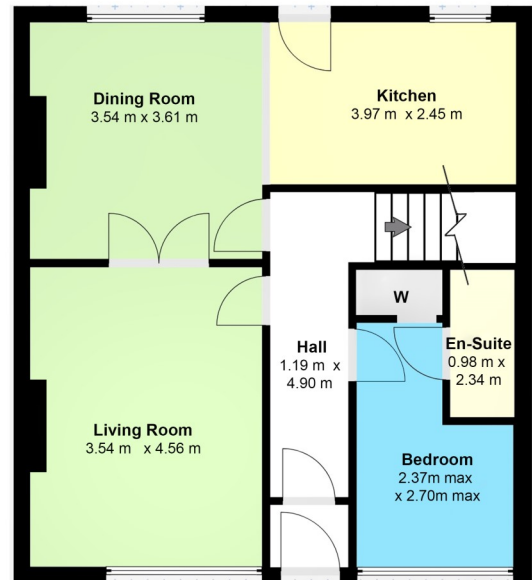
Built in wardrobes

Bedroom (3) 2.59m x 4.04m

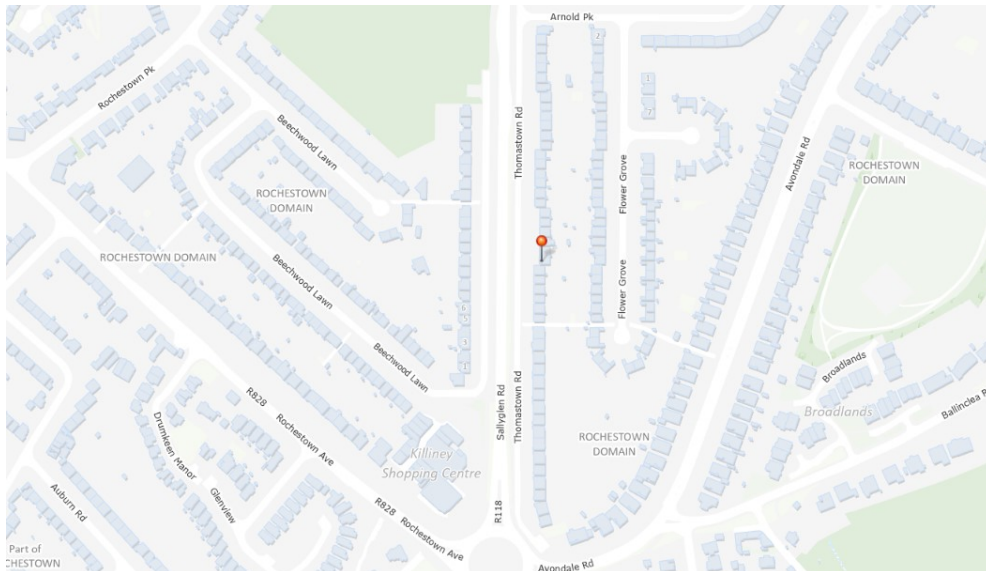
Bedroom (4) 3.04m x 2.48m

Main bathroom 2.45m x 1.64m

A good-sized bathroom with white sanitary ware and fully tiled.



Not to scale. For identification only.



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Negotiator

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Tom O'Higgins Estate Agent for themselves or for the vendors of this property whose agents they are wish to make clear that these particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken compiling the information we can give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements.

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