

FOR SALE BY PRIVATE TREATY

22 MULGRAVE STREET

DUN LAOGHAIRE CO. DUBLIN

Asking Price

€695,000



**Tom
O'Higgins**
ESTATE AGENT

W tomohiggins.ie T 01 2845007 M 087 766 6422 E info@tomohiggins.ie

22 MULGRAVE STREET

4 Bed - 4 Rec

170sqm / 1,829sqft

ASKING PRICE €695,000

Situated on the corner of Mulgrave Street and Cross Avenue, about 200m from the centre of Dun Laoghaire, where Georges Street Upper meets Lower, 22 Mulgrave Street is a single storey over garden level, double fronted period property, in a location of the upmost convenience.

Accessed from Mulgrave Street via a set of granite steps with an iron rail leading to the hall level which comprises a bright reception hall featuring high ceilings, cornicing and has four principal rooms off. At garden level where there are four further principal rooms together with a lean to with utility and bathroom.

The garden to the rear has a westerly orientation and benefits from a pedestrian access from Cross Avenue aswell as vehicular access allowing for off street parking.

The property needs refurbishment throughout and has the potential to be transformed to a comfortable, spacious home suited to modern day living while still retaining its period features in a location convenient to a host of amenities including

FEATURES

- Period features throughout
- 8 Principal rooms
- Flexible accommodation
- West facing rear garden
- Off street parking
- Gas fired central heating
- Excellent transport links

BER

F No. 116750449 382.4 kWh/m²/yr



ACCOMMODATION

Hall level

Reception Hall

Dual aspect reception hall with cornice and ceiling rose

Room 1

To the front. Tiled fireplace.

Room 2

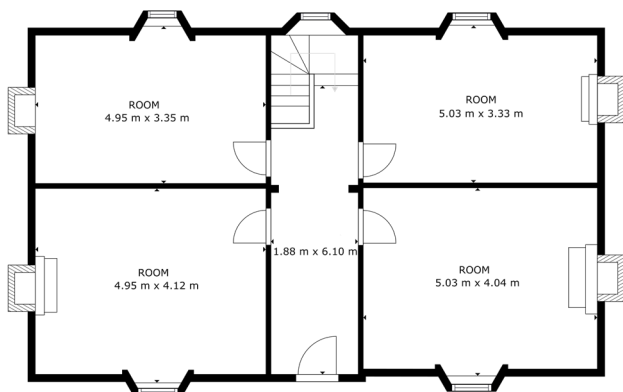
To the front. Wood flooring and feature fireplace.

Room 3

Overlooking the rear garden. Wood flooring.

Room 4

Overlooking the rear garden.



Hall Level

Garden Level

Hallway

With storage room off.

Room 5

To the front with timber cladding and carpet flooring.

Room 6

Kitchen to the rear with red brick fireplace

Room 7

To the front.

Room 8

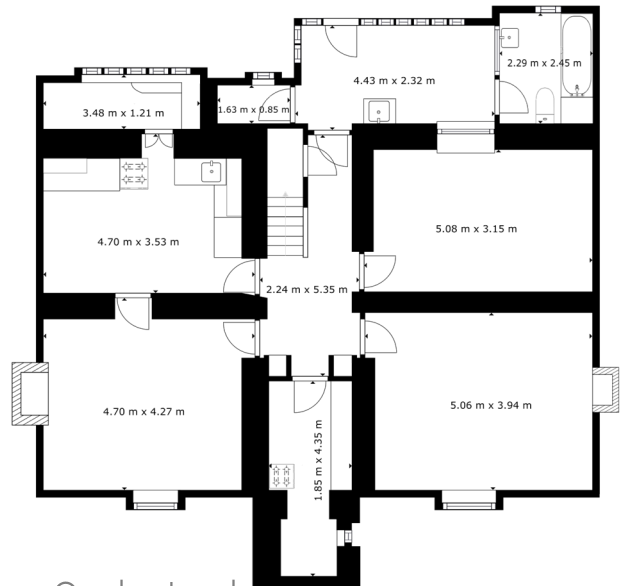
To the rear, with tiled flooring.

Utility

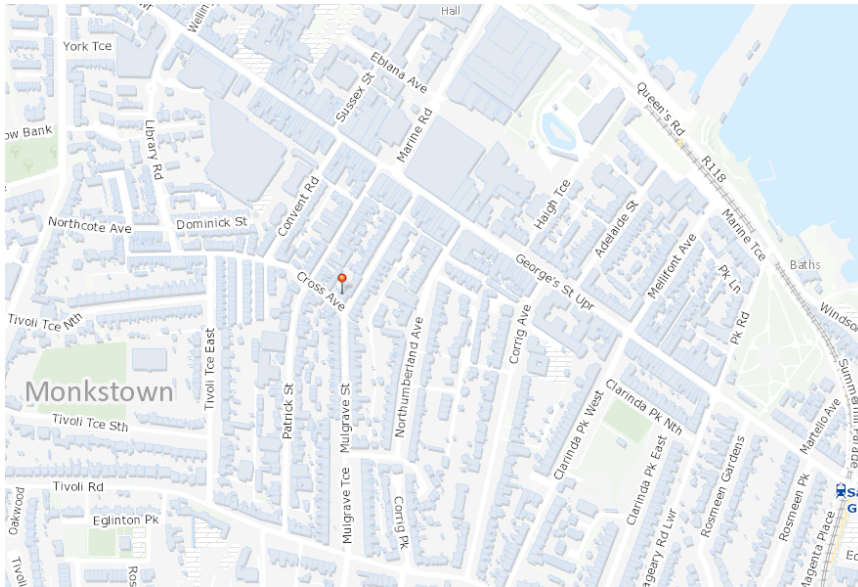
With access to the rear garden. Separate w.c. off.

Bathroom

Bath, w.c. and w.h.b.



Garden Level



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Negotiator

Tom O'Higgins

MIPAV TRV MMCEPI

087 766 6422

tom@tomohiggins.ie

52 Sandycove Road, Sandycove, Co. Dublin, A96 W3C1

T+353 1 2845007 E info@tomohiggins.ie

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