

FOR SALE BY PRIVATE TREATY

49 GRANITEFIELD

DUN LAOGHAIRE CO. DUBLIN

Asking Price

€775,000



**Tom
O'Higgins**
ESTATE AGENT

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3 Bed – 2 Bath

117sqm / 1,260sqft

ASKING PRICE €775,000

49 Granitefield is a beautifully presented semi-detached home, ideally positioned overlooking a large green within this mature and residential development. Occupying a generous site, the property enjoys a sunny rear aspect, pleasant mountain views from the first floor and planning permission already in place for a substantial extension, offering excellent potential to further enhance the accommodation if desired.

Built in the 1960's, the property has been thoughtfully upgraded by its current owners and combines contemporary finishes with practical, well-balanced living space. An attractive red brick and pebledash façade, complete with a distinctive arched entrance porch, creates an appealing first impression, while off-street parking and a gated side entrance further enhance its practicality.

Internally, the accommodation is bright, stylishly presented and arranged to suit modern living. The ground floor features an open-plan layout with the living room to the front flowing through to the dining area and kitchen at the rear, creating an excellent sense of space while retaining clearly defined reception areas. A contemporary shower room and versatile playroom/home office, created through a garage conversion provide valuable additional accommodation.

Upstairs, there are three well-proportioned bedrooms, including two generous doubles with fitted wardrobes and a spacious single bedroom. The front bedrooms overlook the green to the front, while the rear bedroom enjoys views over the rear garden. A beautifully appointed bathroom completes the first floor, featuring stylish tiling, an XL rainfall shower, wash hand basin and WC.

Outside, the large rear garden enjoys a sunny aspect and offers excellent privacy together with significant scope for future extension, complemented by the existing planning permission. The generous site provides ample space for outdoor entertaining, gardening or further landscaping.

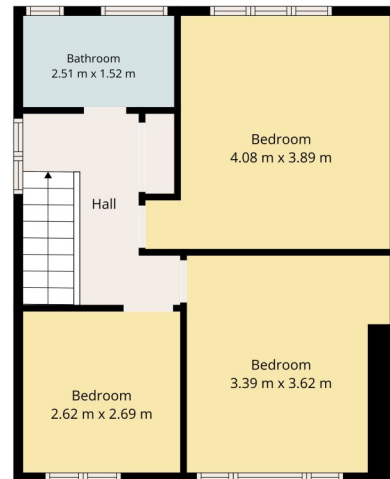
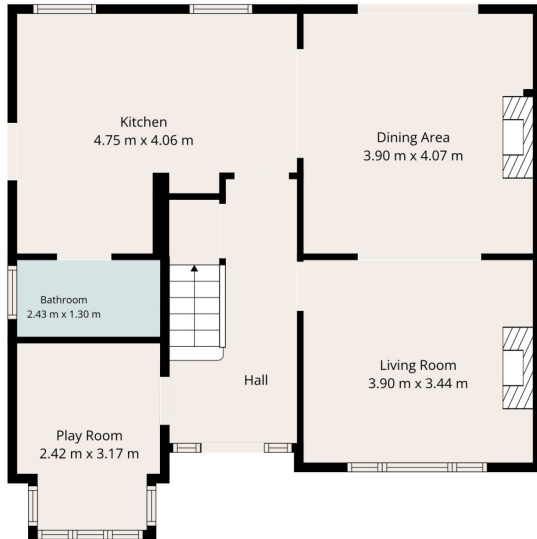
The property has also been enhanced with a modern gas-fired combi boiler and high-performance triple-glazed windows, improving comfort and energy efficiency.

Granitefield is a mature and highly regarded residential neighbourhood, conveniently located close to a wide range of schools, shops, parks and sporting amenities. Dun Laoghaire Town Centre, Monkstown, Deansgrange and Cabinteely are all within easy reach, while excellent transport links, including the DART, Dublin Bus and the N11/QBC, provide straightforward access to the city centre and surrounding areas.

This is an excellent opportunity to acquire a turnkey home on a generous site with planning permission already secured, in one of South County Dublin's most convenient and established residential locations.



ACCOMMODATION



Not to scale. For identification only.

FEATURES

- 3 Bed Semi-Detached
- Modern gas fired combi-boiler
- Stylishly presented accommodation
- Large rear garden with sunny aspect
- Triple glazed windows
- Gated side entrance
- Planning permission in place for a new extension (D23A/0378)
- Wood burning stove
- Off street parking
- Overlooking a green to the front
- Fitted understairs storage
- Block shed & covered patio area

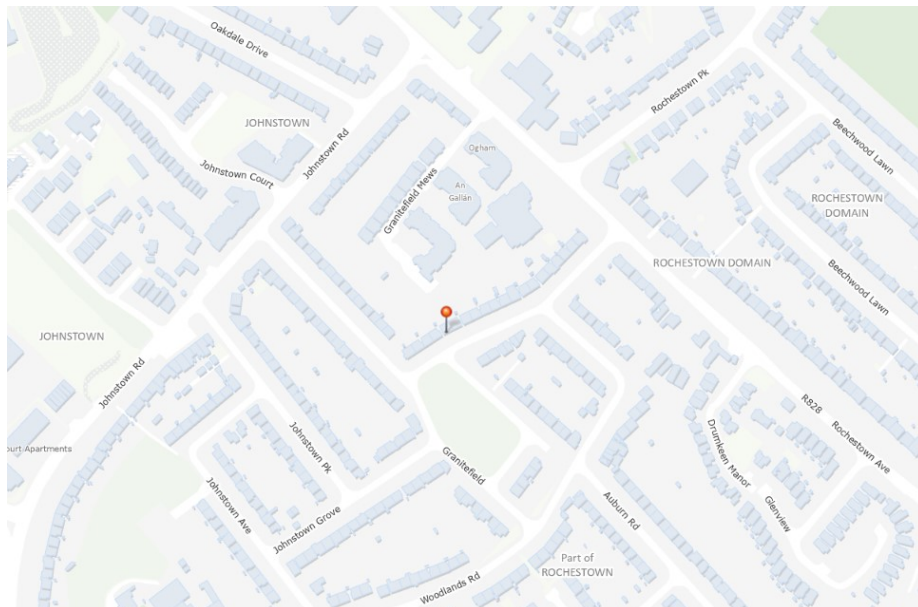
BER

D No: 104648845 229.33kWh/m²/yr









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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