

FOR SALE BY PRIVATE TREATY

APT.10 TIVOLI CLOSE

DUN LAOGHAIRE, CO. DUBLIN, A96 E339

Asking Price

€395,000



**Tom
O'Higgins**
ESTATE AGENT

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APT. 10 TIVOLI CLOSE

2 Bed – Ground Floor

65sqm / 700sqft

ASKING PRICE €395,000

10 Tivoli close is a discreetly located ground floor apartment situated in a quiet cul de sac off Woodlawn Park. The location is convenient to Dun Laoghaire Town Centre and the seafront and also offers easy access to good quality local shopping in Monkstown Village as well as the Park Pointe shopping centre.

The accommodation briefly comprises; an entrance hall leading to a bright living room with an open fireplace and a storage room just off the hall. A separate fitted kitchen, one double bedroom and one single bedroom both with built in wardrobes and a bathroom. There are mature communal gardens to the front and rear of the property.

FEATURES

- Vacant over 2 years.
- Situated in a quiet cul de sac.
- Communal gardens laid out in lawn.
- Modern double-glazed windows throughout.
- Gas fired central heating.
- Small development of just 4 units.
- Communal parking.
- Service charge: approx. €1,500 pa

BER

D1

No. 105113708

243.9kWh/m²/yr



ACCOMMODATION

Hall

With storage room off.

Living Room

To the front, carpet flooring and feature fireplace.

Kitchen

With range of fitted wall and floor units.

Bedroom (1)

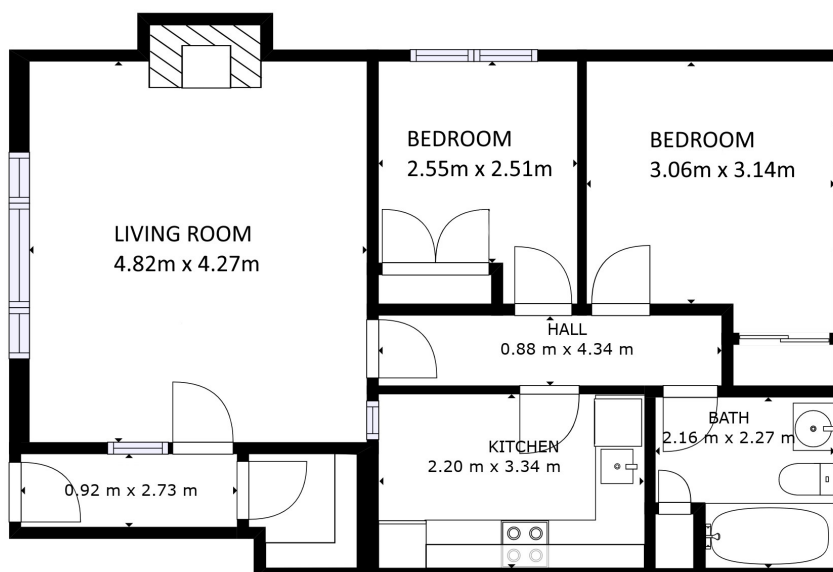
With fitted wardrobes.

Bedroom (2)

Double room to the rear with fitted sliderobe.

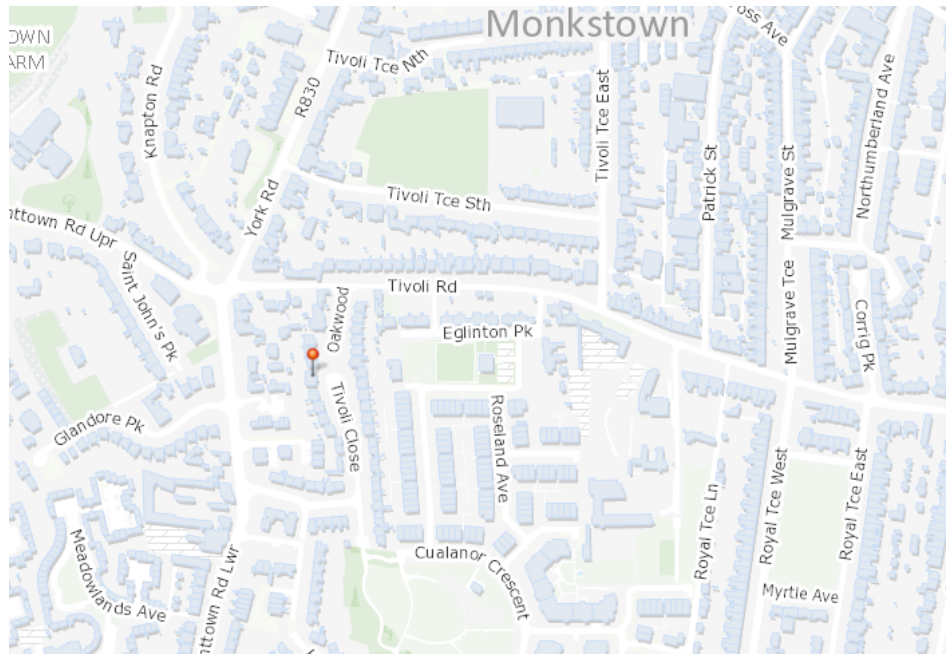
Bathroom

Tiled floor to ceiling, w.c., w.h.b. and bath with overhead shower. Hot press.



Not to scale. For identification only.

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Negotiator

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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