

FOR SALE BY PRIVATE TREATY

14 SEFTON GREEN

DUN LAOGHAIRE, CO. DUBLIN A96 HY39

Asking Price

€575,000



**Tom
O'Higgins**
ESTATE AGENT

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

3 Bed – 2 Bath

100sqm / 1,076sqft

ASKING PRICE €575,000

Situated in a choice location overlooking a well-maintained green space, 14 Sefton Green comes to the market having been meticulously maintained and upgraded over the years by the current owners.

The accommodation is presented in good order throughout and briefly comprises a reception hall with quest w.c. off, a bright and spacious living room to the front and dining room and kitchen to the rear. Upstairs there are three bedrooms, one ensuite and the main bathroom.

To the front there is off street parking and a manicured lawn with a covered side passage leading to the low maintenance rear garden laid out in patio with perimeter beds.

Tucked away just off Rochestown Avenue, Sefton Green is ideally located within reach of a host of the amenities offered by Dun Laoghaire, Monkstown and Deansgrange. There are excellent primary and secondary schools as well as a choice of sporting and leisure facilities. The N11 & M50 are nearby providing easy access to the City Centre and beyond by car.

FEATURES

- Quiet cul de sac location
- Large open green space
- Low maintenance rear garden
- Double glazed windows throughout
- Gas fired central heating
- Pedestrian access to Honeypark

BER

C1 No. 116268962 170.25kWh/m²/yr



ACCOMMODATION

Porch

Sliding door, tiled flooring.

Reception Hall

With maple flooring. Storage and guest w.c. off.

Guest W.c.

W.c., w.h.b. tiled flooring.

Living Room

With maple flooring, feature fireplace with real fuel burning Stanley stove inset. Double doors to dining room.

Dining Room

With maple flooring, overlooking the rear garden

Kitchen

Fully fitted kitchen with range of units, integrated appliances ample counterspace and tiled splashback. Tiled flooring.

Landing

With attic hatch and hotpress off.

Bedroom (1)

Double room to the rear with ensuite and floor to ceiling sliderobe.

Ensuite

Tiled ensuite with shower, w.c. and w.h.b.

Bedroom (2)

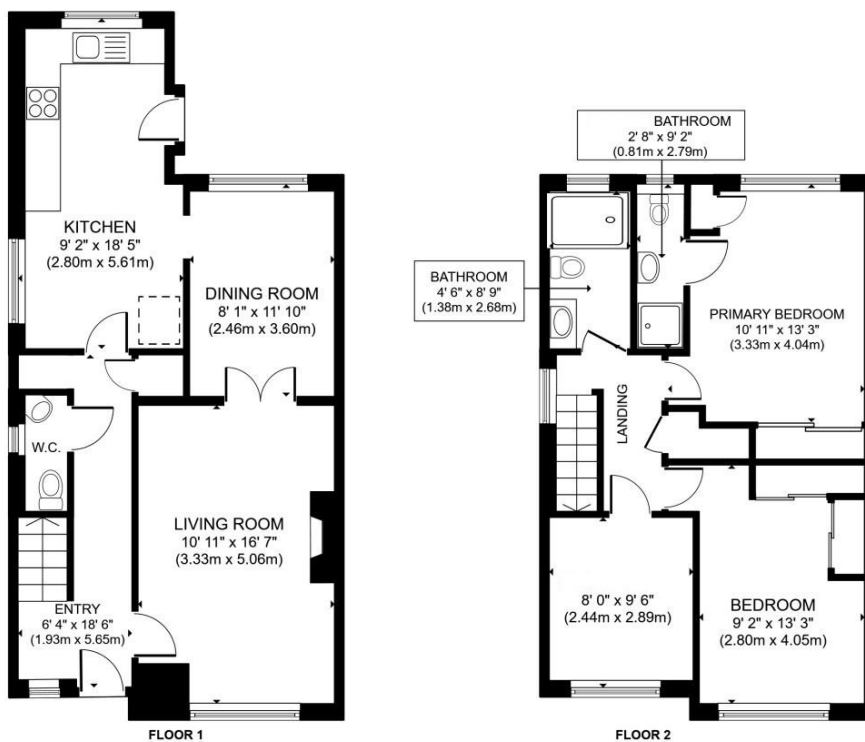
Double room overlooking the green to the front. Floor to ceiling wardrobes.

Bathroom

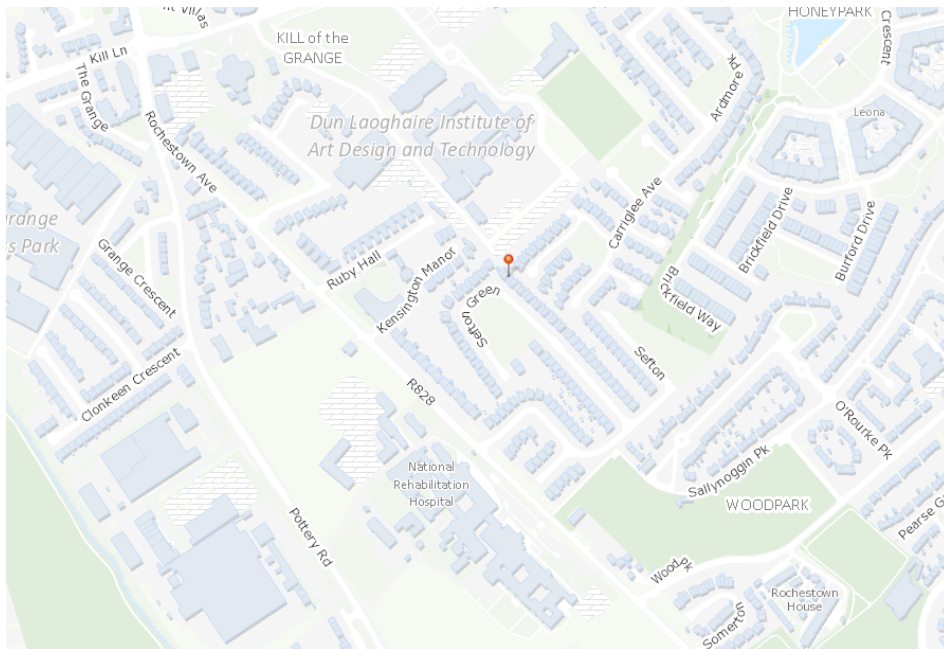
Stylish bathroom, tiled floor to ceiling. Shower, w.c. and w.h.b.

Bedroom (3)

Single room to the front currently in use as an office.



Not to scale. For identification only.



Tom O'Higgins

ESTATE AGENT

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