

FOR SALE BY PRIVATE TREATY

23 GRANGE CRESCENT

DEANS GRANGE, DUN LAOGHAIRE, CO. DUBLIN, A96 Y2D8

Asking Price

€675,000



**Tom
O'Higgins**
ESTATE AGENT

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

3 Bed – 2 Rec 102sqm / 1,097sqft

ASKING PRICE €675,000

Situated in a quiet tree lined cul de sac with ample open green space 23 Grange Crescent comes to the market in excellent order throughout having been refurbished and extended in recent years to include an extension to the rear, flooded with natural light.

The stylishly presented accommodation comprises reception hall with understairs w.c. off, living room, kitchen / family room and separate utility room on the ground floor. Upstairs there are three bedrooms and a bathroom.

Located at the Baker's Corner end of Pottery Road, Grange Crescent is convenient to a host of amenities including boutique shopping, cafes and restaurants in the nearby Villages of Monkstown and Blackrock, a plethora of primary and secondary schools are situated close by including Holly Park Primary School, Monkstown Educate Together, Loreto Foxrock and CBC Monkstown and a variety of sports clubs from rugby with Seapoint in Kilbogget Park to Tennis in Meadowvale to GAA with Geraldines in Cornelscourt, all within easy reach.

A key note feature of Grange Crescent is its accessibility with excellent transport links servicing the area by bus, car and bicycle. The property is located just a short stroll from the E2 Bus stop (formerly 46a) which links Dun Laoghaire with Dublin City Centre via UCD along with a number of other bus routes. The N11 & M50 are nearby providing easy access to the City Centre and beyond by car and the property also has the benefit of a continuous cycle lane from Pottery Road to the City Centre.

FEATURES

- Refurbished & upgraded
- Aluclad Windows to front and rear extension
- Under floor heating.
- Gas fired central heating.
- Off street parking for 2 cars
- External insulation to rear extension.
- Engineered Oak flooring.
- South Westerly rear garden.
- B3 BER—Suitable for a 'Green Mortgage'

BER B3 No. 115480220 129.88kWh/m²/yr



ACCOMMODATION

Reception hall

With recessed lighting and under stair storage.

Living Room

Carpet flooring, real fuel stove and fitted shelving. Overlooking a green to the front.

Utility

With tiled floor, counter top with sink, subway tiled splash back and overhead cupboards. Fitted full length cupboards.

Guest W.c.

With tiled floor, w.c. and w.h.b.

Kitchen / family room

Contemporary Kitchen with range of fitted units and integrated appliances and Breakfast bar.

Landing

With carpet flooring, hotpress and attic hatch.

Bathroom

Stylishly remodelled bathroom, fully tiled with w.c., w.h.b with feature mirror, heated towel rail, Rainfall shower with recessed shelf and led lighting.

Bedroom (1)

Double room to the front with built in wardrobe, and fitted vanity table.

Bedroom (2)

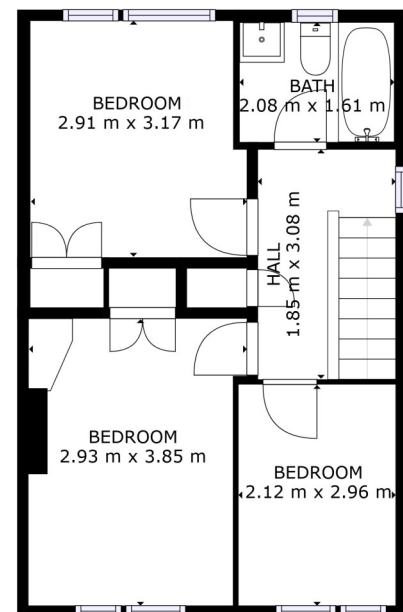
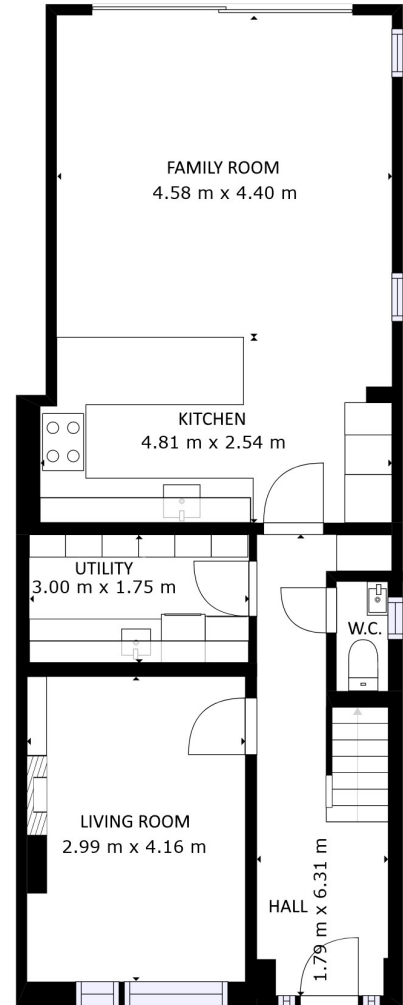
Double room to the rear with built in wardrobe.

Bedroom (3)

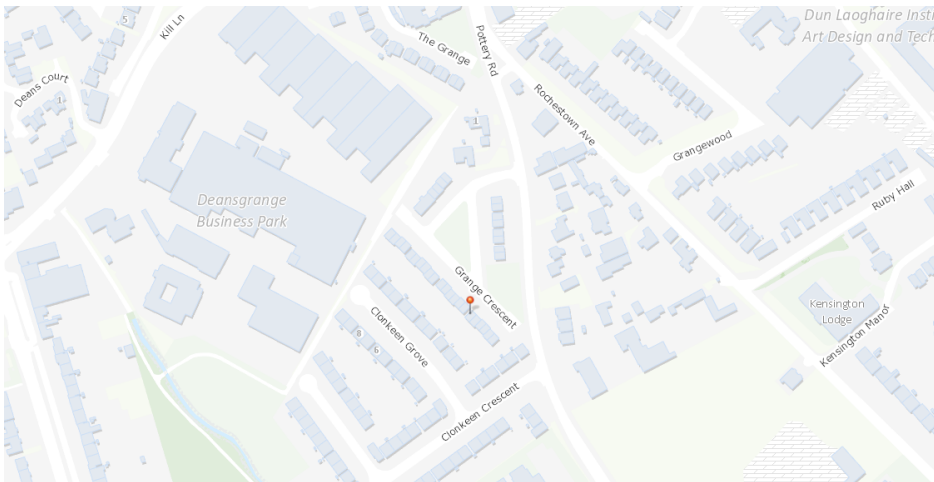
Single room to the front.

Outside

Off street parking to the front for two cars and side passage to low maintenance patio rear garden with raised boarder planting and South Westerly orientation.



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