

FOR SALE BY PRIVATE TREATY

Gross Internal Area: C.90.86m²

BER Rating: G

PAUL

TOBIN

ESTATES



11 Bayside Square South, Sutton, Dublin 13



11 Bayside Square South, Sutton, Dublin 13.

This three bedroom house with private garage comes to the market offering an excellent opportunity for a purchaser to make their own mark on a property that's wonderful location ticks all the boxes for families and professionals alike.

The property itself, as you will see from our photographs is in need of modernisation and updating to include a heating system. The windows are also single glazed. Notwithstanding this, aside from its second to none location, the property does boast some fantastic features and has great potential. There is an entrance porch to the front, two reception rooms and a lean to timber framed extension to the rear. Upstairs there are three bedrooms and the bathroom. There are walled gardens to the front & rear and a private garage.

Situated in the highly sought after and established area of Bayside in Sutton, which is just a short 2 minute stroll from the Coast road and promenade walk along the bay. Bayside DART Station is also an approx. 2 minute walk from the property making this a very desirable location for commuters. There are a number of local amenities close by including a Eurospar supermarket in Bayside Shopping Centre, as well as primary & secondary schools, sporting and recreational facilities.

This property is surrounded by some of Dublin's most beautiful coastal scenery and there are several beaches, coastal walks and drives all within touching distance. The scenic coastal village of Howth is c. 5km away and Dublin City Centre is only c. 10km. The M50 can be easily accessed and Dublin Airport is only a short drive.

Features

- Wonderful coastal location
- Close to DART station
- Close to local amenities & schools
- Easy access to M50 & Airport
- Fantastic potential
- Private garage
- Two reception rooms
- Highly sought after established area

ACCOMMODATION

Entrance porch
Hallway
Sitting room – 4.0 x 3.7
Dining / living room – 3.3 x 3.5
Kitchen – 2.4 x 3.5
Extension – 5.9 x 3.6
Bedroom 1 (to front) – 3.1 x 3.7
Bedroom 2 (to rear) – 4.1 x 2.9
Bedroom 3 (to front) – 2.5 x 2.8
Bathroom
Separate private garage – c. 14.56m²

Services

No heating system currently in place
Mains water & sewerage

Viewing Details

Strictly by appointment only through Paul Tobin Estate Agents.



"Selling your property
is all about generating
anticipation, excitement
and **interest.**"

PSRA Licence No: 002636

Important Notice: Paul Tobin Estates for themselves and for the vendors or lessors of this property whose agents they are, give notice that:-(i) The particulars are set out as a general outline for the guidance of intending purchasers or leasees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Paul Tobin Estates, has any authority to make or give any representations or warranty whatever in relation to this property.

Paul Tobin Estates

Blanchardstown Village, Dublin 15

T: 01 902 0092

W: www.paultobin.ie

