

FOR SALE BY PRIVATE TREATY

**68 Lower Mounttown Road
Dun Laoghaire
Co. Dublin**



€ 295,000

Crawford's

LICENCE NO: 001515



Description

On offer are two properties in one – a three bedroom house and a retail premises with a combined 166 sq m (1786 sq ft) in a detached building with off street parking on a site of circa 0.06 acres. There are 15 metres of street frontage.

The location is next to the famous Mc Cormack's pub 1 km South-East of Monkstown Village and circa 0.9 km South of Dun Laoghaire Town Centre. It is served by four bus routes number 8, 46A, 63 and 75 just a few walking metres from the door.

Accommodation

SHOP

RETAIL AREA	3.977M X 9.15M with tiled flooring.
WC	2.9M X 3.29M with wc and sink.
OFFICE/STORE	2.88M X 3.294M.

HOUSE

HALL	4.97M X 2.13 with understairs storage.
LIVING ROOM	3.23M X 5.38M with tiled open fireplace.
KITCHEN/DINING	5.62M X 3.17M with tiled fireplace and door to rear garden.



FIRST FLOOR

LANDING	6.84M X 2.11M with door to open roof area.
BEDROOM	3.35M X 5.62M with tiled fireplace and sink.
BEDROOM	3.99M X 5.51M with dual aspect.
BEDROOM	3.09M X 3.19M with tiled fireplace, sink and wardrobe.
BATHROOM	1.98M X 1.51M with cast iron bath and WHB.
WC	1.97M X 0.84M with WC.





GENERAL

Freehold title with vacant possession.

Zoned **Neighbourhood Centre** -suitable for many uses subject to planning permission.

Excellent visible location with high levels of passing traffic.

Strong residential rental location.

BER G 1309.27kWh/m2/yr BER Number: 105354997

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