

FOR SALE BY PRIVATE TREATY

16 SHARAVOGUE

GLENAGEARY, CO. DUBLIN, A96 P7X0



**Tom
O'Higgins**
ESTATE AGENT

4-BED 2-BATH

166SQM / 1,786SQFT

ASKING PRICE €985,000

16 Sharavogue is an attractive and spacious detached four-bedroom family home, ideally positioned in a quiet and highly sought-after cul-de-sac. The property is presented in good order throughout and offers well-proportioned accommodation, excellent kerb appeal and the added advantage of private gated access to Marlborough Road, providing a convenient four-minute walk to Glenageary DART station.

The location offers an enviable balance of coastal living and everyday convenience, with the villages of Glashule, Sandycove and Dalkey, together with Dun Laoghaire, all close at hand. The nearby coastline provides scenic walks, The Peoples Park and Sunday market, sailing in the harbour and swimming at the iconic Forty Foot. The area is particularly well regarded for its choice of schools and childcare facilities, including Sharavogue Creche and Montessori at the entrance to the estate, The Harold School in Glashule, Castlepark, Dalkey School Project, Rathdown and Loreto Abbey Dalkey.

No.16 makes an immediate impression with its attractive red brick and rendered façade, dark-framed windows, contemporary front door and feature lighting. To the front, a lawn and off-street parking are complemented by an electric vehicle charging point and a garage with electric door. Two gated side passages provide convenient access to the good-sized rear garden, which enjoys a sunny orientation and incorporates both lawn and patio areas.

The ground floor comprises a welcoming reception hall with push-to-open understairs storage, a guest w.c., a front-facing living room with feature fireplace and inset solid-fuel stove and double doors leading to the dining room, which opens onto the rear garden via sliding doors. The kitchen overlooks the garden and is complemented by a separate utility room with direct garden access.

Upstairs, a bright and spacious landing leads to four bedrooms, including a principal bedroom with bay window, fitted wardrobes and stylish ensuite shower. A family bathroom, finished with floor-to-ceiling tiling and featuring a bath and separate shower, completes the accommodation.

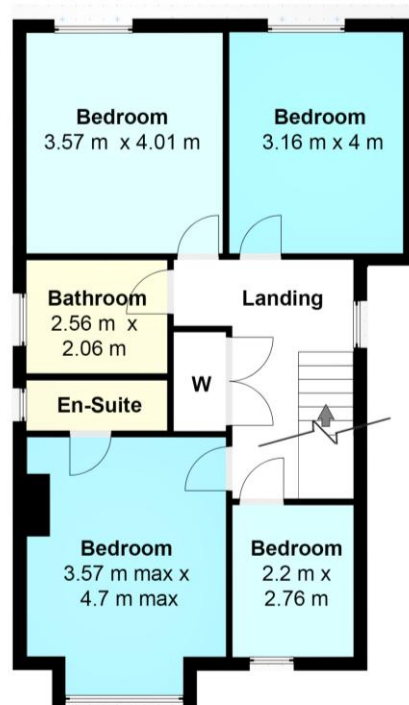
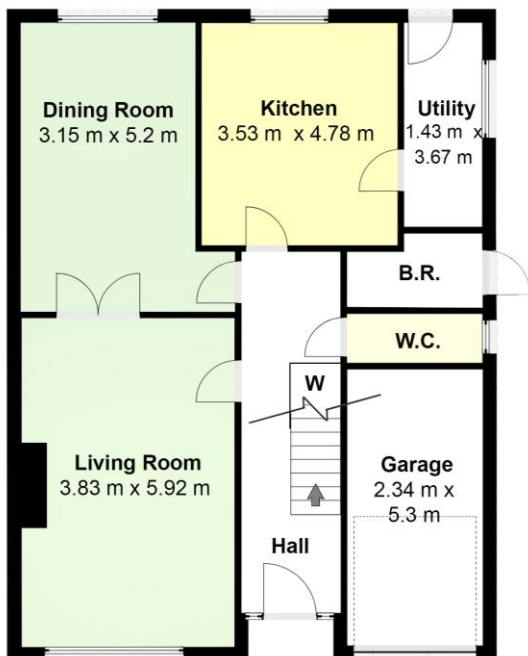
Further features include modern triple-glazed Rational windows, contemporary external doors and gas-fired central heating.

With its detached family accommodation, attractive presentation, private garden and exceptional access to the Dart, coastline, local villages and an excellent choice of schools, 16 Sharavogue represents a compelling opportunity to acquire a home in one of Glenageary's most desirable residential settings.



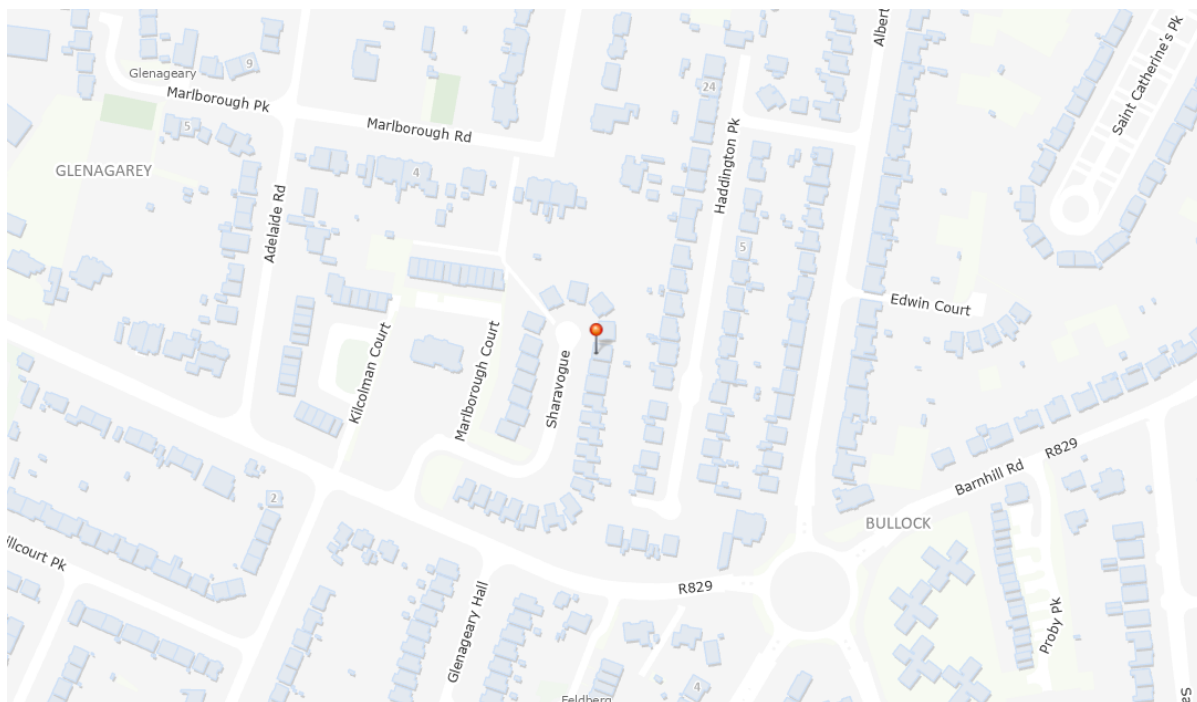
FEATURES

- Attractive detached four-bedroom family home.
- Quiet and highly sought-after cul-de-sac location.
- Excellent kerb appeal with attractive red brick and rendered façade.
- Principal bedroom with ensuite shower room.
- Modern triple-glazed Rational windows.
- Good-sized rear garden with sunny orientation, lawn and patio.
- Off-street parking, garage with electric door and EV charging point.
- Exclusive residents' laneway providing a shortcut to Glenageary DART station.
- A plethora of excellent schools close by.
- Walking distance to Glashule, Sandycove, Dalkey and Dun Laoghaire offering easy access to all the amenities the coastline has to offer.



BER DETAILS

BER C No: 105568463



Tom O'Higgins
ESTATE AGENT

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