




**Raymond
Potterton**

12 Coldwell Street, Glasthule, Co. Dublin A96 XV25

€325,000





This charming 1890s terraced home presents an attractive grey rendered façade and is ideally positioned along the quiet and established Sandycove, in the heart of Dún Laoghaire, Co. Dublin.



12 Coldwell Street, Glasthule, Co. Dublin A96 XV25

 376.00 sq ft

 1 Bedrooms

 1 Bathrooms

INTRODUCTION

Inside, the property offers well-proportioned accommodation including a comfortable lounge featuring a gas fire insert, a kitchen to the rear, one double bedroom, and a bathroom, creating a practical and inviting living space.

To the rear lies a private west-facing back garden, complete with a patio area—an ideal sun trap during the afternoon and evenings, perfect for outdoor relaxation or entertaining.

The location is exceptionally convenient, within walking distance to the DART providing easy access to the city centre. Residents can enjoy a wide range of nearby amenities including the cafés and restaurants of Glasthule and Dalkey, the coastal walks at Dún Laoghaire Harbour, sea swimming at The Forty Foot, schools, shops and the popular weekend market at People's Park.

A wonderful opportunity to acquire a characterful home in one of South Dublin's most desirable coastal locations.

ACCOMMODATION

Entrance Hall

3'7" x 3'7"

With lino flooring.

Lounge

14'5" x 10'2"

With carpet, feature fireplace with gas fire.

Kitchen

14'1" x 6'2"

With lino flooring, built-in floor units, fridge/freezer and oven.

Guest w.c.

8'6" x 5'2"

With tiled flooring, w.c, w.h.b and shower.

Bedroom

8'2" x 7'6"

With carpet and wardrobes.

FEATURES

- Feature fireplace with gas fire
- West facing rear garden
- Walking distance to the DART
- Walking distance to the seaside and all the local amenities

FIXTURES & FITTINGS

Sold as seen

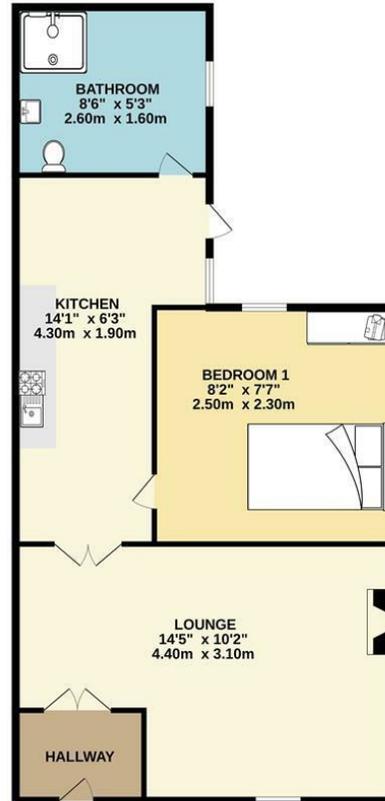
DIRECTIONS

EIRCODE A96 XV25



FLOOR PLAN

GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 377 sq.ft. (35.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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