Directions

Travelling from St. Stephens Green passing the National Concert Hall on your left, take the right turn at the t-junction. Continue straight and take the left turn at the next junction onto Charlemont Street. Take the first left turn followed by the second left and no. 6 will be on your right.

Outside

On street parking. Small yard to the rear.

Viewing

Viewing is by appointment only.

Negotiator Clodagh Murphy MSCSI



Ordnance Survey Ireland Licence No AU 0011701 £ Government of Ireland

www.gunne.com

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PRIVATE TREATY





6 Albert Terrace, Charlemont Street, Dublin 2



Description

Superb opportunity to acquire a city centre town house, conveniently located just off Charlemont Street.

No 6 is a mid-terrace house situated in a cul de sac within a 10 minute walk of St Stephen's Green. The accommodation comprises of an entrance hall, living room, bathroom and 4 bedrooms.

An abundance of Dublin's amenities are within strolling distance as is LUAS on Harcourt Street.

Viewing is a must.

Features

- St Stephens Green and the city centre is a short stroll away
- GFCH
- Harcourt LUAS stop a few minutes away
- BER D2, BER No: 107056558, 282.01 kWh/m²/yr

Floor Area

Approximately 76 sq.m/ 823 sq.ft

Price

Asking Price €465,000

Accommodation

Ground Floor

Entrance hall 3.3m x 1.8m

Leads to...

Living Room 5m x 3.1m Solid wood flooring and marble fireplace with gas fire inset.

Kitchen 2.6m x 1.8m

Wall and floor units with stainless steel sink unit. Electric hob, oven and Delmore extractor fan. Plumbed for dishwasher and

washing machine.

Guest WC 1.6m x 0.9m WC and whb

1st Floor

Bedroom 1 2.8m x 3m Built in wardrobes with ensuite.

Ensuite 1.8m x 1.8m

Tiled floored ensuite with WC, whb and step in power shower.

Bedroom 2

Bedroom to the rear of the property with built in wardrobes.

3m x 2.9m Bathroom

WC, whb and bath.

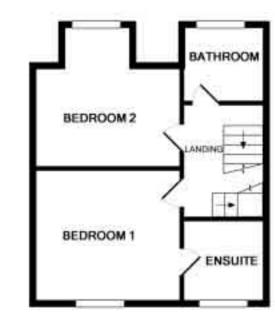
1.6m x 1.6m

Attic Level

Bedroom 3 2.9m x 1.8m skylight

Bedroom 4 4m x 2m skylight



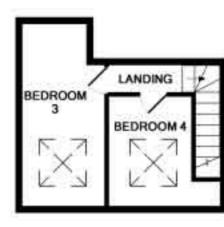


GROUND FLOOR

1ST FLOOR

For illustrative purposes only, not to scale.

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ATTIC LEVEL