

**PRIVATE TREATY**

**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



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[www.gunne.com](http://www.gunne.com)

31/33 The Triangle  
Ranelagh, Dublin 6  
Tel: 01 4995050  
Fax: 01 4995060

E-mail: [ranelaghoffice@gunne.ie](mailto:ranelaghoffice@gunne.ie)



**6 Albert Terrace, Charlemont Street, Dublin 2**



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## 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/m<sup>2</sup>/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
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### 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 3m x 2.9m	Bedroom to the rear of the property with built in wardrobes.
Bathroom 1.6m x 1.6m	WC, whb and bath.

### Attic Level

Bedroom 3 2.9m x 1.8m	skylight
Bedroom 4 4m x 2m	skylight



GROUND FLOOR



1ST FLOOR

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