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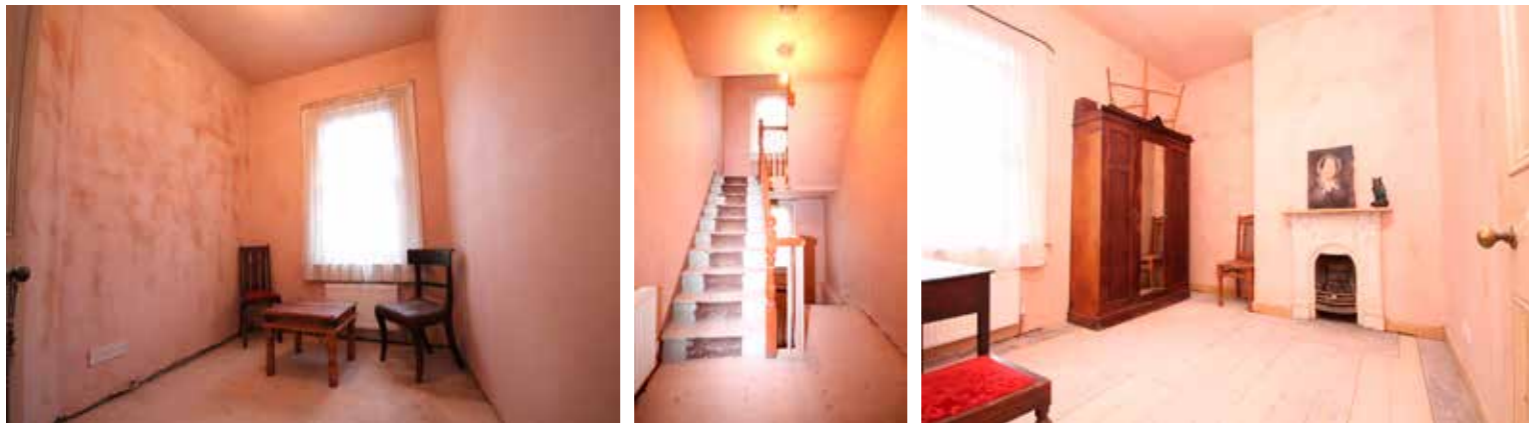
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73 Seville Place, North City Centre, Dublin 1



DNG are delighted to introduce to the market No. 73 Seville Place, a substantial 6 bedroom three storey residence centrally located within a short stroll of Dublin City Centre. Extending to a total floor area of c. 1,668 sq. ft., this period home has been renovated and refurbished throughout providing a discerning purchaser the opportunity to put the final stamp on this superb property. Numerous original features have been retained such as doors, cast-iron fireplaces (4 in total) and floor boards.

The property would also make an ideal investment due its prominent location and layout over three floors. The property is also plumbed for a 3rd bathroom on second floor level.

Accommodation comprises entrance hall, living room, kitchen/dining room and downstairs shower room on ground floor level, 3 bedrooms and bathroom on first floor level and 3 bedrooms on second floor level. To the rear is a c. 15 ft. x 15 ft yard with block storage shed which could be removed to create private off-street parking.

Seville place is located within minutes walking distance of the IFSC, Croke Park, Connolly Train Station, Schools and a wealth of other local amenities.

FEATURES

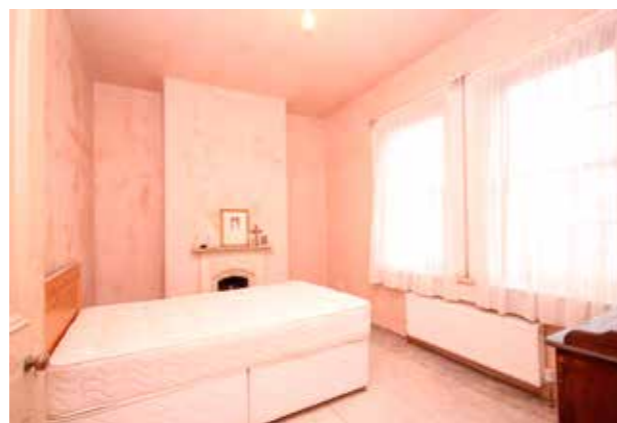
- Double glazed uPVC windows and front door.
- Gas fired central heating with zonal heating.
- 10 ft. high ceilings throughout.
- Fully re-wired, insulated, plumbed and re-plastered throughout in 2009.
- Internet and TV points throughout.
- Potential to create off street parking.

BER DETAILS

BER: D1

BER No. 106848997

Energy Performance Indicator: 256.75 kWh/m²/yr



ACCOMMODATION

Entrance Hall - 1.88m x 7.97m

Solid wood flooring, original staircase to first floor, under-stairs storage.

Living Room - 2.88m x 4.37m

Original wood flooring, feature fireplace (open fire).

Kitchen/Dining Room - 2.96m x 4.83m

Original wood flooring, recessed lighting, new gas burner, fully wired and plumbed for a kitchen.

Downstairs Wet Room - 1.54m x 1.7m

Fully tiled Wet Room, wc, whb, large shower.

First Floor Return/Landing - 2.0m x 4.62m

Turned staircase.

Bedroom 1 - 2.94m x 3.2m

Original wood flooring, original cast-iron fireplace.

Bedroom 2 - 2.99m x 3.2m

Original wood flooring, original cast-iron fireplace.

Bedroom 3 - 2.3m x 3.07m

Original wood flooring.

Bathroom - 1.49m x 1.86m

Original wood flooring, fully tiled walls, wc, whb, bath with overhead electric shower.

Second Floor Return/Landing - 2.03m x 4.62m

Turned staircase.

Bedroom 4 - 2.97m x 4.05m

Original wood flooring, original cast-iron fireplace.

Bedroom 5 - 3.01m x 4.82m

Original wood flooring, original cast-iron fireplace.

Bedroom 6 - 2.3m x 2.97m

Original wood flooring.

Rear Yard - c. 15 ft X 15 ft yard to the rear with a small block shed. Potential to extend or break a side vehicular access providing off street parking.

Selling Agent : Wayne O'Brien

Asking Price - €325,000

