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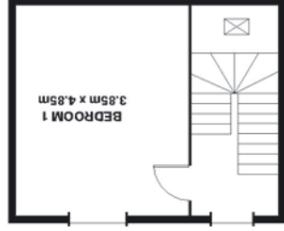
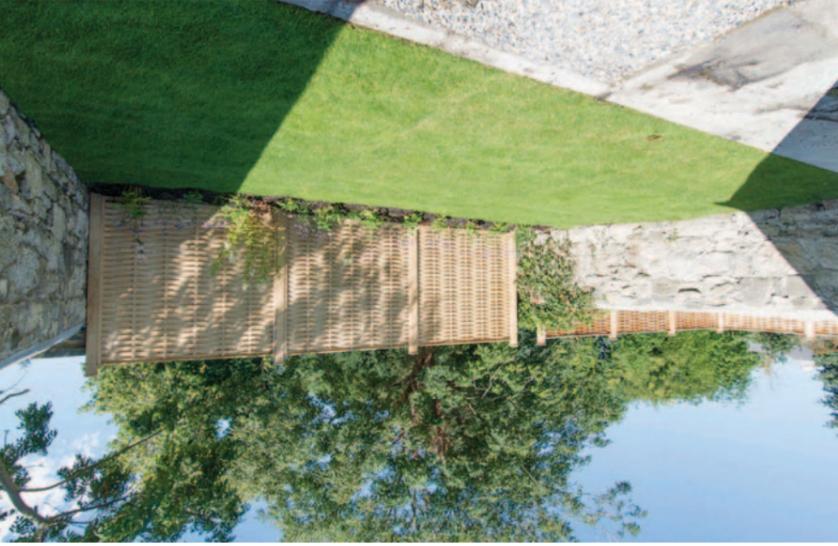
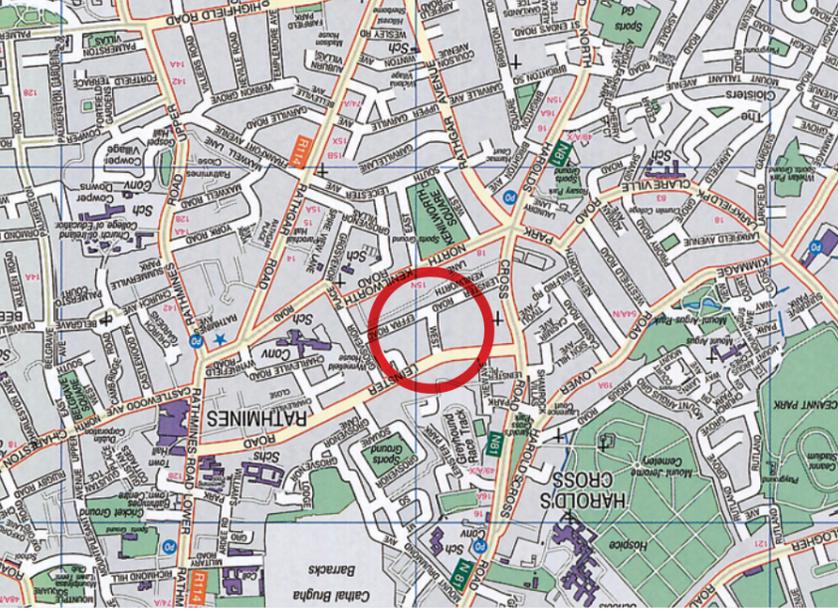
STOKES PROPERTY
 Penthouse 34,
 No.34 Ferry Place,
 Dublin 4,
 Tel: 01 233 4600
 Email: simon@stokesproperty.ie

LISNEY
 Terenure Cross,
 Dublin 6,
 Tel: 01 492 4670
 Fax: 01 492 4672
 Email: terenure@lisney.com

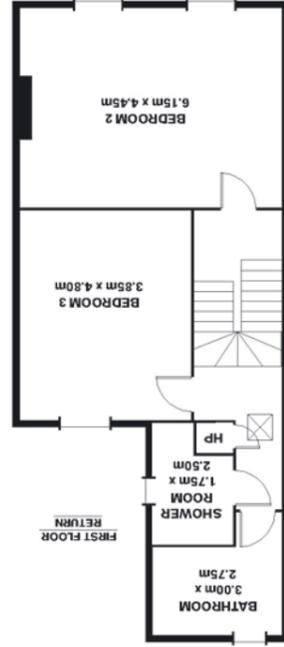


BER INFORMATION
 BER D1.
 BER No.10438744.
 EPI: 254.7 kWh/m²/yr.

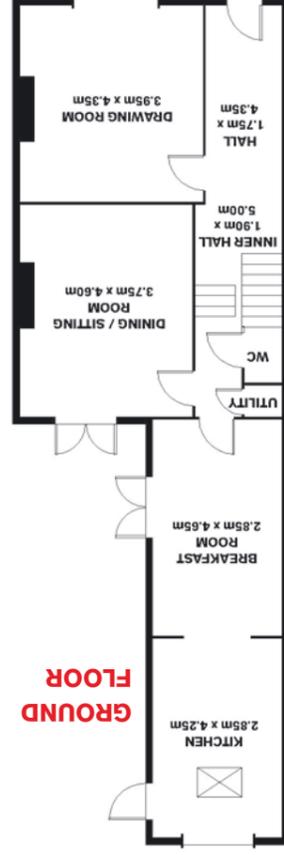
VIEWING
 By appointment with the joint
 agents Lisney 01-4924670 or
 Stokes Property 01-2334600.



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

FLOOR PLANS
 NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY



BER D1



DUBLIN 6 | 4 Le Bas Terrace, Leinster Road West, Rathmines



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A most attractive and charming brick fronted period residence in a much sought after residential area adjacent to Rathgar and Rathmines in the heart of Dublin 6. This instantly appealing property has recently undergone a complete refurbishment and renovation project and now offers a wonderful combination of old world charm and contemporary design with bright gracious accommodation extending to approximately 172 sqm (1,850 sqft).

Leinster Road West is a deservedly popular location situated between Leinster Road and Effra Road within minutes' walk from the centre of Rathmines with all it has to offer including a treasure trove of shops and restaurants. There is a choice of excellent schools available nearby including the High School and Stratford College, Rathgar along with St. Louis and St. Mary's Secondary Schools Rathmines. Further amenities are available at Rathgar with a variety of boutique style shops, restaurants and pubs. The city centre is within a very short commute as is access to the M50 opening up the national road network. Viewing of this very special property of immense appeal comes highly recommended.

Features Include

- Gracious period accommodation extending to 172 sqm (1,850 sqft).
- Many original period features intact.
- Gas fired central heating.
- Extensively refurbished and upgraded to the highest standards.
- Within minutes' walk of Rathmines Town Centre.
- Landscaped front and rear gardens.
- A mix of double glazed sash windows and double glazed PVC windows throughout.



Accommodation

RECEPTION HALL: 1.75m x 4.35m (5'9" x 14'3") with ceiling coving, centre rose, polished timber flooring.

LIVING ROOM (TO THE FRONT): 3.95m x 4.35m (13' x 14'3") with painted cast iron fireplace, sash window with window shutters, ceiling coving and polished timber flooring.

ARCH WITH STEPS DOWN TO

INNER HALLWAY: 1.90m x 5.00m (6'3" x 16'5").

DOWNSTAIRS WC: with wc, whb, wall mirror and tiled floor.

SEPARATE UTILITY: With plumbing for a washing machine and tiled floor.

DINING/SITTING ROOM: 3.75m x 4.60m (12'4" x 15'1") painted cast iron fireplace, ceiling coving and double doors opening out to rear garden.

BREAKFAST ROOM: 2.85m x 4.65m (9'4" x 15'3") with recessed down lighting, tiled floor and double doors opening out to the side and rear garden. Arch through to

KITCHEN: 2.85m x 4.25m (9'4" x 13'11") fitted with good range of white gloss wall and floor press units, gas hob with extractor hood over, oven beneath, integrated fridge freezer, one and a half bowl stainless steel sink unit, saucepan drawers, recessed down lighting, velux roof window and tiled floor.

ORIGINAL STAIRCASE LEADS TO UPSTAIRS: THERE ARE THREE BEDROOMS.

FIRST FLOOR RETURN

BEDROOM 3: 3.85m x 4.80m (12'8" x 15'9") with ceiling coving.

HOT PRESS: With dual immersion and timer.

SEPARATE SHOWER ROOM: 1.75m x 2.50m (5'9" x 8'2") maximum measurement, with whb, wc, wall mirror, step in tiled shower, recessed down lighting, part tiled walls and tiled floor.

BATHROOM: 3.00m x 2.75m (9'10" x 9') maximum measurement, with wc, wash hand basin, wall mirror, bath with shower attachment, part tiled walls, tiled floor and recessed down lighting.

FIRST FLOOR PROPER

BEDROOM 2 (MASTER BEDROOM): 6.15m x 4.45m (20'2" x 14'7") with cast iron fireplace, high ceilings, ceiling coving, centre rose and two sash windows with window shutters.

SECOND FLOOR

BEDROOM 1: 3.85m x 4.85m (12'8" x 15'11") with access hatch to the attic.

OUTSIDE

To the front, there is pedestrian access with granite wall and railings leading to large lawned garden.

To the rear, there is a granite walled and fenced garden with low maintenance gravelled courtyard and landscaped lawned garden.