



Le Bas Mews, Effra Road,  
Rathmines, Dublin 6.



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**Viewing:** By Appointment  
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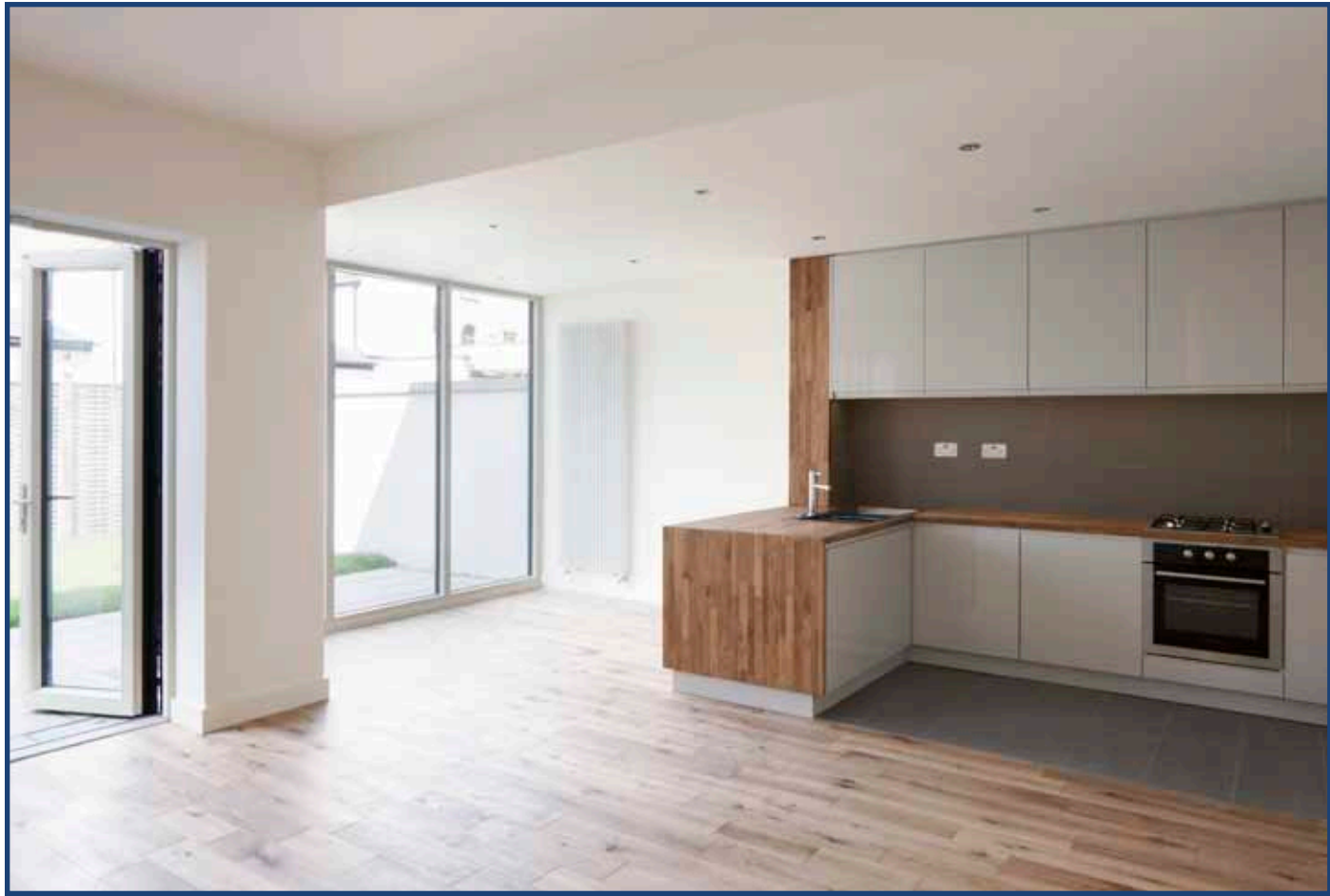


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### Le Bas Mews, Effra Road, Rathmines, Dublin 6.

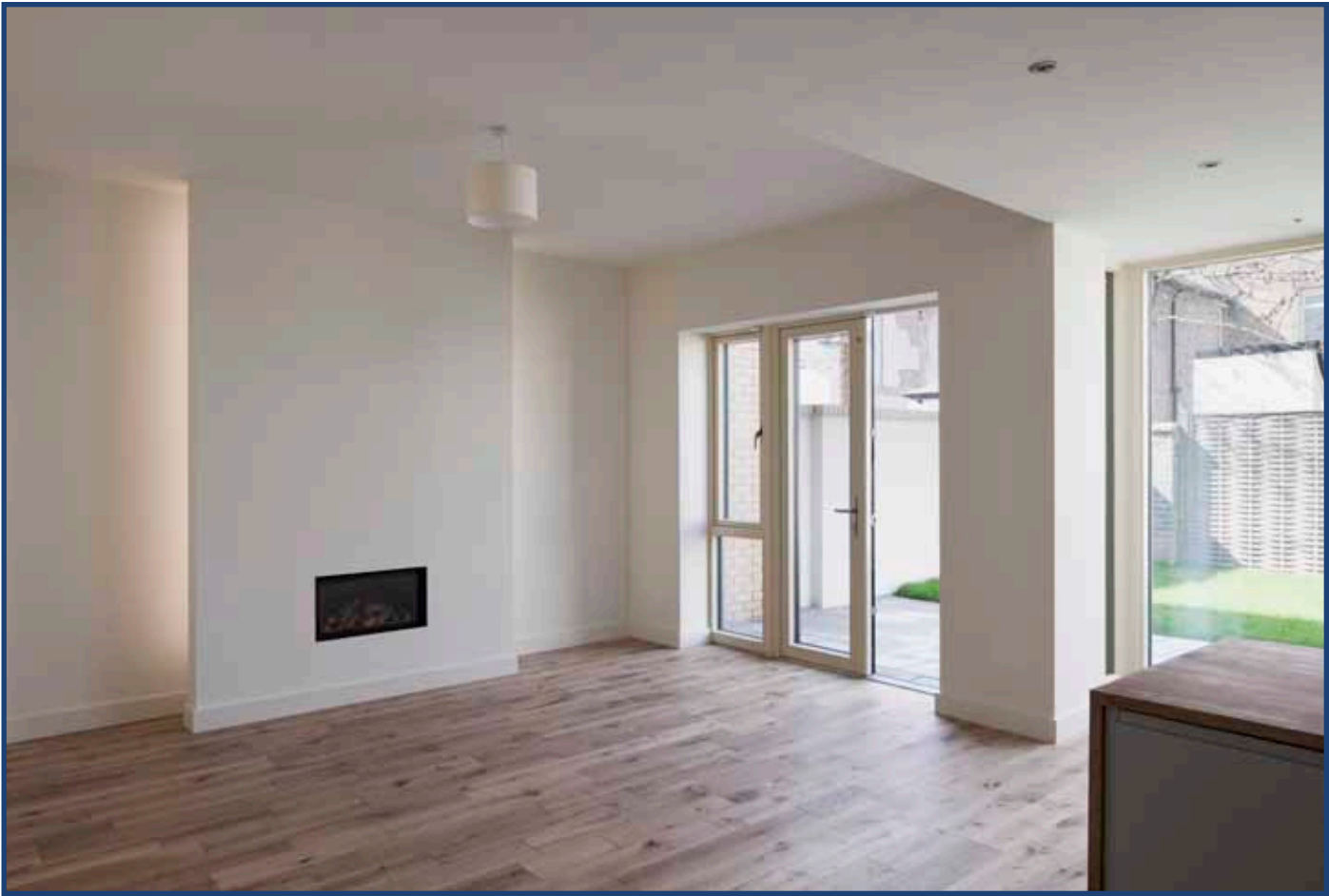
Terrace of four contemporary, brick-fronted homes with open plan living accommodation at ground level and two bedrooms plus generous study at first floor. This new, gated development offers modern living in Rathmines. The houses are designed and built to highest standards throughout and will make ideal family homes.

The houses are of a warm sand-coloured brick on all sides with a green sedum roof, and triple-glazed, low-maintenance Aluclad windows. Special emphasis has been given to sustainable design features to ensure that these homes meet A-level energy efficiency standards.

A gated entrance off Effra Road creates a peaceful, secure and exclusive enclave in the heart of residential Rathmines. A video intercom system allows visitor access. The secure lane is landscaped in a clean, contemporary style with feature lighting and planting while the original stone boundary wall has been carefully restored.

Each house has a private, sheltered carport to the front. A light-filled entrance hall provides views through to the rear garden. The kitchen comes equipped with modern conveniences including fully integrated appliances and solid oak worktops. Generous storage is concealed behind seamless lacquered cabinetry. The kitchen floor is finished in a ceramic tile, while the dining and living areas have warm oak floors. With its southwest facing full height bay window, the dining area is bright and airy and looks out onto the garden, while French doors provide access from the living area onto a landscaped terrace. A frameless gas fire provides a focal point for the living area. This contemporary, spacious, kitchen/dining/living room showcases open-plan living at its best. A discreet guest WC and concealed under-stair storage complete the ground floor.

Exceptional quality and attention to detail continues upstairs where an abundance of natural light floods the stairs and landing via a generous roof light and a feature double height window to the stairs. Built-in hot press on the landing provides further storage. The master suite is located to the rear, overlooking the garden. It is a spacious bedroom, with built-in wardrobes and a bright, naturally lit and ventilated en-suite with high-quality, modern fittings. The large study and second bedroom are located to the front of the property. The latter has built-in wardrobes and both have oak flooring. The main bathroom is naturally lit and ventilated and has modern fittings and conveniences, including a digital shower and bath-filler.



### Accommodation

#### Ground Floor

**Entrance Hall** 3.68 m x 1.47m  
with oak floor, under-stair storage and guest cloak room off.

**Guest W.C.** 1.15m x 1.41m

**Living area** 4.45m x 3.14m  
with oak floors, frameless gas fire and French doors to garden.

**Kitchen /Dining Area** 6.56m x 3.1m  
with ceramic tile floor in the kitchen, oak floor in the dining area, fitted kitchen with lacquered finish, solid oak worktops, integrated appliances. Picture bay window to rear garden.

#### First Floor

**Master bedroom** 3.86m x 3.29m  
with oak floor, full height fitted wardrobes

**En-suite shower room** 2.32m x 1.34m  
with ceramic tile floor and walls, WC, WHB, heated towel rail and shower.

**Bedroom 2** (double) 5.37m x 2.67m  
with oak floor, full height fitted wardrobes.

**Study** 3.22m x 2.4m  
with oak floor.

**Bathroom** 2.3m x 1.9m  
with ceramic tile floor walls, WC, WHB, heated towel rail, digital shower and bath filler.

