

FOR SALE
BY PRIVATE TREATY



27 Rugby Road | Ranelagh | D06 X021



27 Rugby Road,
Ranelagh, D06 X021

BER: F. GIA: c. 61.50m²

Ideally located for the amenities and transport links of Ranelagh Village is this two-bedroom brick fronted terraced home. Built with character and charm in the early 1920s the property is nicely positioned near the end of a terraced cul-de-sac.

The property itself has had some refurbishment works carried out and is ready for immediate occupancy. However, buyers will want to investigate extending the kitchen out into the rear yard, something most property owners on Rugby Road have already taken advantage of.

Upon entering the hallway to your immediate left is the front living room with a feature open fireplace. Next door to the living room is the dining room, which is also accessed through the hallway. There is potential to open plan and join these rooms into one. Access to the kitchen is through the dining room and there is also a back door leading out into the city-sized rear yard. The kitchen space is very tight; however, it is functional with everything new to include counter-top, sink, oven and a four-ring gas hob.

The rear yard has a shed which backs onto the kitchen

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and contains the gas boiler and washing machine, the boiler controls are in the main house. There is also a pedestrian gate in the rear yard which leads to a communal lane way where the refuse bins are collected.

Back into the hallway; the stairway leads to the first floor return, which is where the bathroom is positioned directly above the kitchen. The bathroom has a full sized bath, overhead electric shower, toilet and wash basin. It also has two small windows and is partly tiled.

A set of narrow miniature steps lead to the second floor landing and the two bedrooms. In the landing ceiling there is a Velux window which attracts some light, there is also a raised cupboard which stores the cold water storage tank. The front double bedroom has two good sized windows and a bright Southeast facing aspect. The two bedrooms have lovely period feature fireplaces with cast iron surrounds. The front double bedroom has a spacious mirrored floor to ceiling wardrobe and the second rear bedroom is smaller but can manage a double bed.

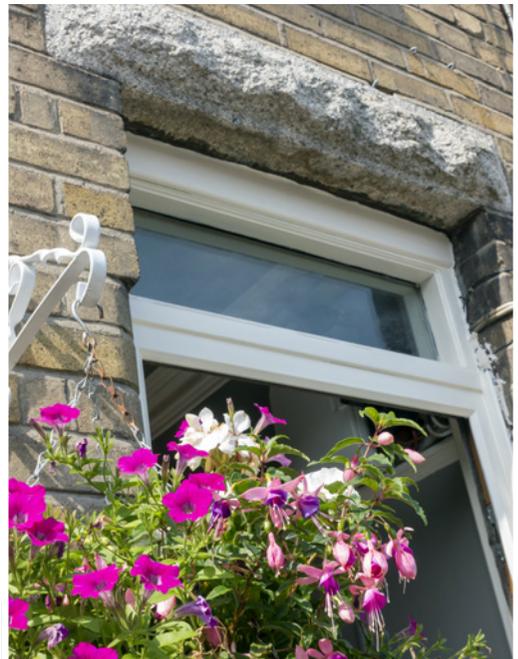
FEATURES

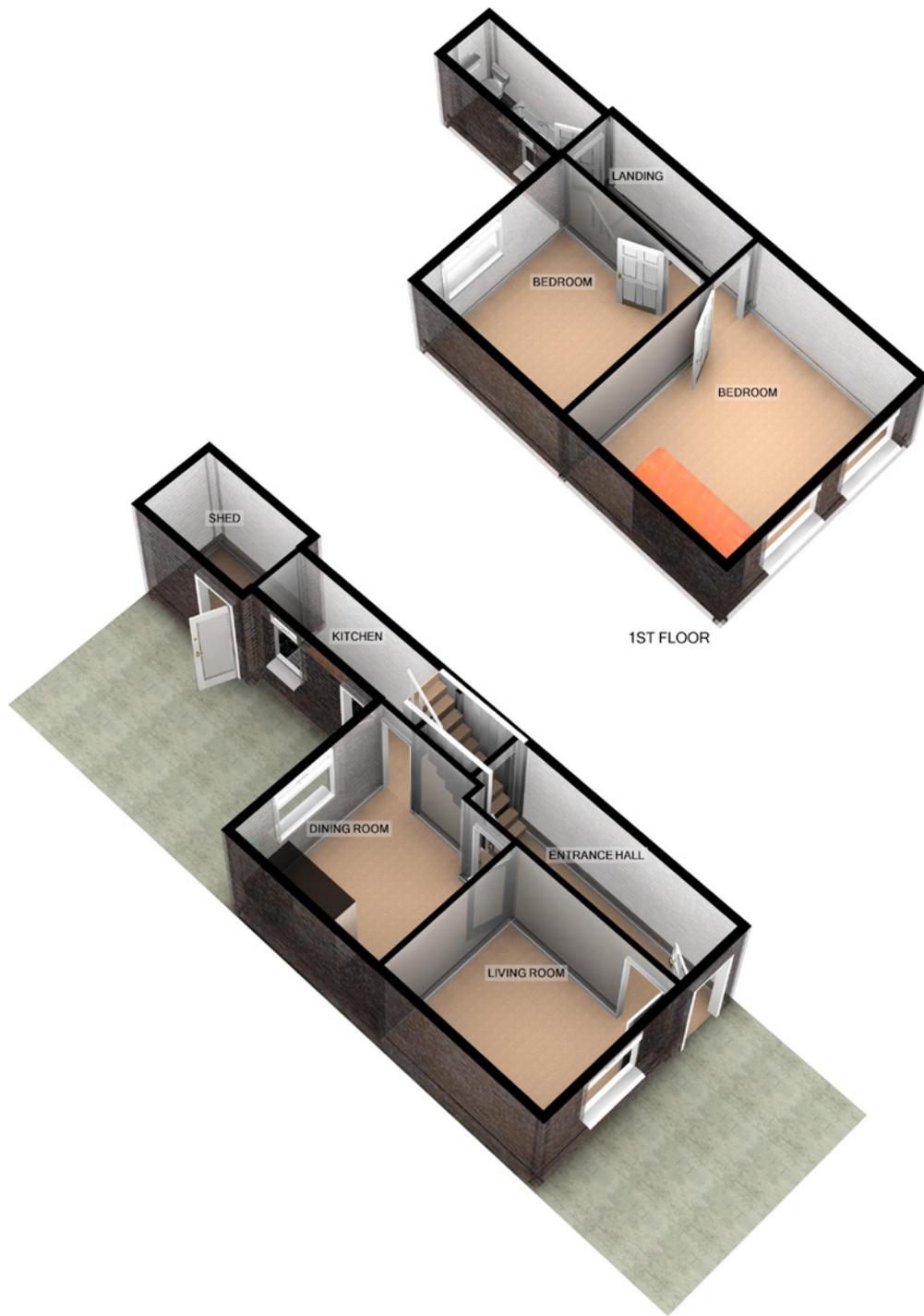
- Chain free
- LUAS 500m from the property (6 minute walk)
- Positioned on a cul-de-sac
- On street resident parking permit
- Ground floor insulation
- Internal wall insulation
- Fuse box upgrade plus sockets & light switches throughout
- New radiators throughout plus new hot water storage tank and general plumbing upgrades
- Freshly painted throughout
- New wool carpets upstairs
- Newly fitted 12 mm laminate flooring throughout the ground floor
- New Venetian blinds throughout
- Attic well insulated
- New kitchen Counter top and units plus sink, oven and gas hob
- Ceilings 2.65m height
- Granite window sills and door lintel

ACCOMMODATION

- Hallway 4.57 x 1.02 (Laminate flooring, coving and decorative arch)
- Living room 3.3 x 3 (Fireplace, radiator)
- Dining room 3.2 x 2.78 (Hot water storage tank in cupboard)
- Kitchen 3.44 x 1.04 (Newly fitted with new oven and gas hob)
- Understairs 1.36 x 0.74 (Gas meter located here, also space for fridge/ freezer)
- 1st return landing 1.21 x 0.80 (Bathroom positioned on this floor)
- Bathroom 3.26 x 1.28 (Full bath, overhead electric shower and fully tiled)
- Top landing 1.26 x 1.14 (Two bedrooms on this floor)
- Front bedroom 4.03 x 3.31 (Two windows, carpet, Fireplace and Southeast aspect)
- Rear bedroom 3.37 x 2.68 (Carpet, Fireplace and Northeast aspect)
- Rear yard 5.88 L x 2.68 W plus outhouse 2.39 x 1.58 (If considering extending, the total yard space to rear is 19.52m²)
- Total Plot size: c. 80sm²

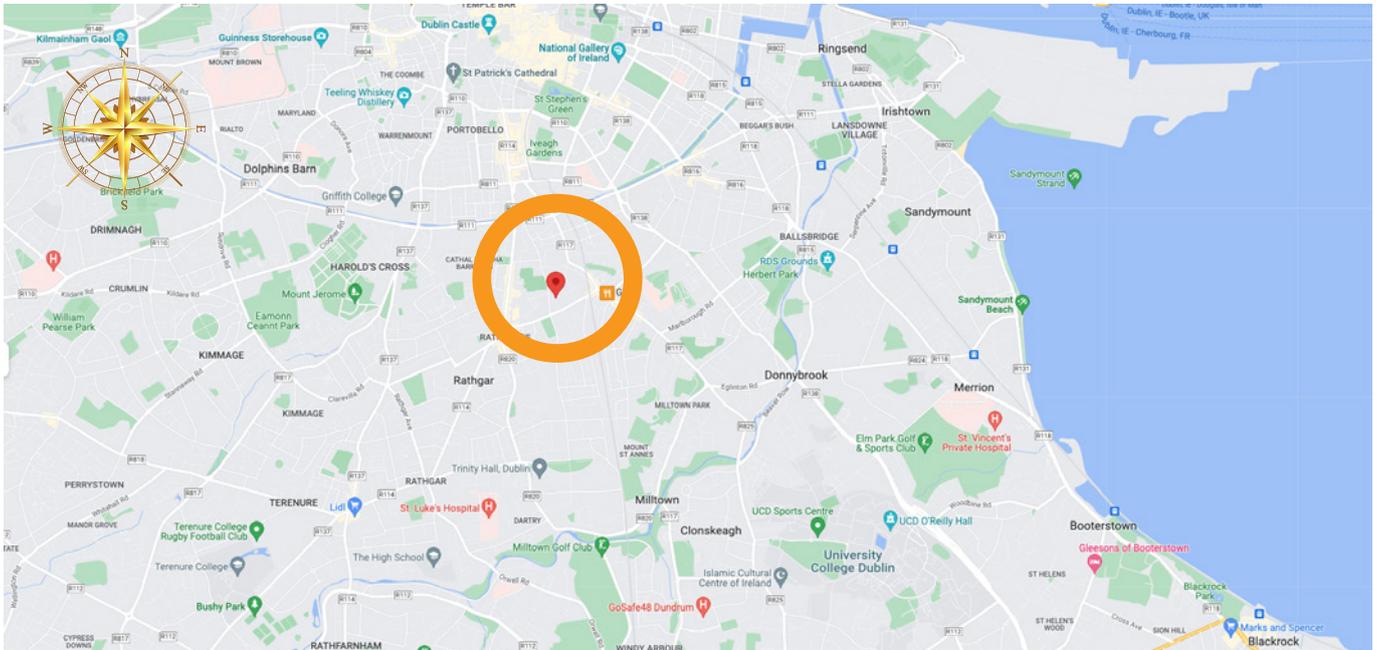






GROUND FLOOR





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