

19 Percy Lane, Dublin 4

Live Here..... Be Everywhere



O'Mahony



PropertyTeam

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Enjoy the City and live in style at 19 Percy Lane, in this superbly transformed home, that has been redesigned and rebuilt to the highest specification using top quality materials, fixtures and fittings.

From its A2 Energy Rating, to the paved and landscaped patio, new natural slate roof, electronically gated off street private parking, professionally landscaped and granite paved outdoor areas, this one of a kind home offers an opportunity to live in and enjoy the City and all it has to offer.

Located off Percy Place in the heart of Dublin 4, on the South Bank of the Grand Canal adjacent to the junction of Mount Street Bridge and Northumberland Road, Percy Lane is recognised as one of the most sought after locations in Dublin 4, being home to world renowned tech and business industries such as Google, Facebook, LinkedIn etc.

Just a short stroll leads to Grafton Street, which offers an endless selection of shops, restaurants and bars, St Stephens Green, The Aviva Stadium, Dublin Docklands and the IFSC. Transport is well catered for by many adjacent Dublin Bus routes, Grand Canal DART and St Stephens Green LUAS offering access around Dublin.



ACCOMMODATION:

Hall: 15' 10" x 7' 10"

Hardwood timber entrance door & frame. Recessed ceiling lights. Understairs storage closet. Brushed oak wood floor.

Guest w/c: 6' 4" x 2' 8"

With w/c & washbasin in vanity unit. Porcelanosa premium wall & floor tiles. Recessed ceiling light.

Kitchen: 17' 9" x 11' 3"

SieMatic fully fitted Kitchen by Arena Kitchens incorporating Integrated Miele Induction hob & hood, Miele Oven, Miele Fridge / Freezer, Miele dishwasher & Siemens washer / dryer. Large Island unit. Sliding double doors to Living Room. Recessed ceiling lights.

Living Room: 21' 4" x 19' 6" (max.)

With Bifold double glazed doors to landscaped private outdoor patio. Brushed oak wood floor. Roof lights. Recessed ceiling lights.

Bedroom 1: 14' 10" x 9' 10"

With range of bespoke built in hand painted wardrobes. Woollen carpet.

En Suite: 7' 0" x 3' 10"

With large stand in shower, w/c & washbasin in vanity unit. Heated towel rail. Porcelanosa premium wall & floor tiles. Ceiling light.

Bedroom 2: 11' 1" x 11' 1"

With bespoke built in hand painted wardrobes. Woollen carpet.

Bedroom 3: 10' 10" x 9' 3"

With bespoke hand painted built in wardrobes.

Bathroom: 10' 4" x 8' 5"

With bath, w/c & Villeroy & Boch washbasin in vanity unit. Large stand in shower. Porcelanosa premium wall & floor tiles. Heated towel rail. Recessed ceiling lights.



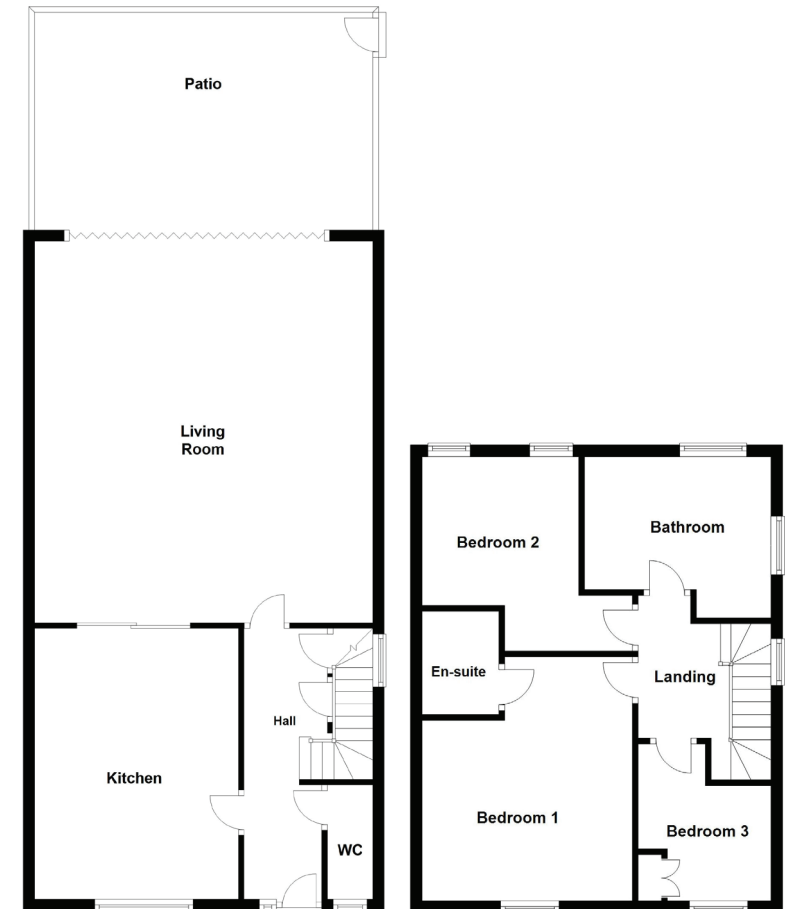
Some Features:

- Private off street parking
- Professionally landscaped garden & patio
- SieMatic Kitchen by Arena Kitchens
- Porcelanosa premium tiles
- Brushed Oak engineered wooden flooring
- Woollen carpet to the first floor, stairs & landing
- Aluclad double glazed windows
- Bifold Patio door from Living Room
- Electric Gates with Video Intercoms
- Monitored Intruder Alarm
- Granite Paving to outdoors
- New natural Slate Roof
- Hand painted bespoke wardrobes
- Electric air to water heat pump heating system
- Underfloor heating on the ground floor
- Hot water on demand

Gross Internal Floor Area:

c.1,284 sq.ft. (c.119 sq.m.)

B.E.R: A2 105341499. EPI: 48.25 kWh/m²/yr **BER A2**



Floorplans not to Scale – For identification only.



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