



For Sale
by Private Treaty

11 South Dock Street, Ringsend, Dublin 4
D04 WK68



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Description

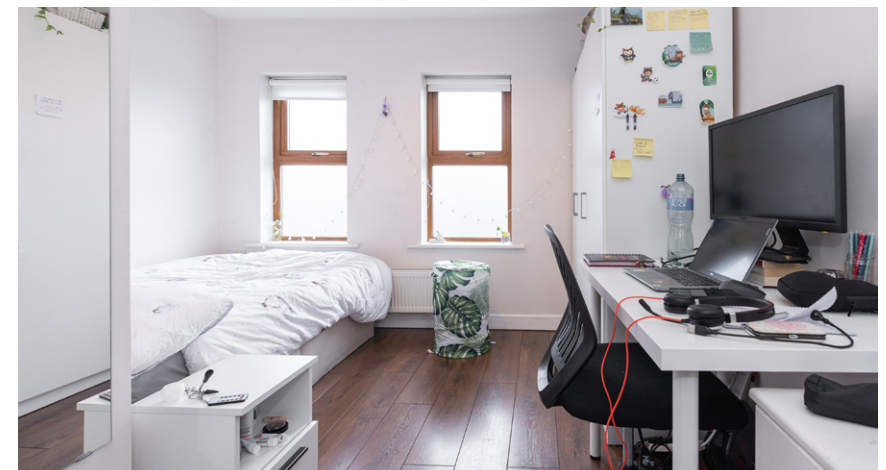
Allen & Jacobs bring 11 South Dock Street to market. Stunningly presented two bed mid terrace house in this ever-popular residential location. Overlooking a large open green, the property has been completely refurbished including a fabulous two storey extension to the rear plus an attic conversion with bathroom, and now stands at approximately 71 sq/m (plus attic) of wonderfully laid out and light filled accommodation. Downstairs comprises open plan living room/dining room/kitchen, utility room & guest wc, At first floor there are 2 bedrooms (both ensuite) with stairs leading to attic currently in use as bedroom with ensuite. No. 11 also benefits from a small but private south-west facing sit out garden.

Location

Tucked away in a quiet residential enclave between Barrow Street and South Lotts Road, the location has become a hugely sought-after location in Dublin city's most vibrant and trendy setting. This property is only minutes' walk from the Grand Canal Dock, The 3Arena, The Convention Centre, The CHQ building, Bord Gais Theatre, The Aviva Stadium, IFSC and Trinity College to name just a few. Excellent amenities include: selection of restaurants/cafes/bars, leisure facilities, water sports & marine facilities, parks, museums, libraries, schools and colleges. Public transport options are second to none with the Grand Canal Dock DART station around the corner and The Point LUAS within easy walking distance.

Special Features

- ◆ Extended and renovated to include a converted attic with bathroom ensuite
- ◆ Convenient and popular location
- ◆ Gas fired central heating
- ◆ Double glazed PVC windows & composite front door
- ◆ Two storey extension to the rear
- ◆ Stunning condition
- ◆ Excellent public transport including bus and DART
- ◆ Within walking distance of city centre
- ◆ BER: C1
- ◆ Floor Area: Approximately 71 sq/m (plus attic room with ensuite)
- ◆ No rent cap



Accommodation

- ◆ Living Room/Dining Room/Kitchen: 9.5m x 3.75m:
- ◆ Utility Room/Laundry Room:
- ◆ Guest wc:

1st Floor:

- ◆ Landing: 3.75m x 2.00m:
- ◆ Bedroom 1: 3.35m x 3.2m:
- ◆ Ensuite: 1.8m x 1.26m:
- ◆ Bedroom 2: 3.2m x 3.75m:
- ◆ Ensuite: 1.85m x 1.55m:
- ◆ Attic: 3.7m x 3.4m:
- ◆ Ensuite: 1.75m x 1.42m:

Outside

Private southwest facing rear garden.



Negotiator

Andrew Allen
MIPAV MMCEPI

Viewings

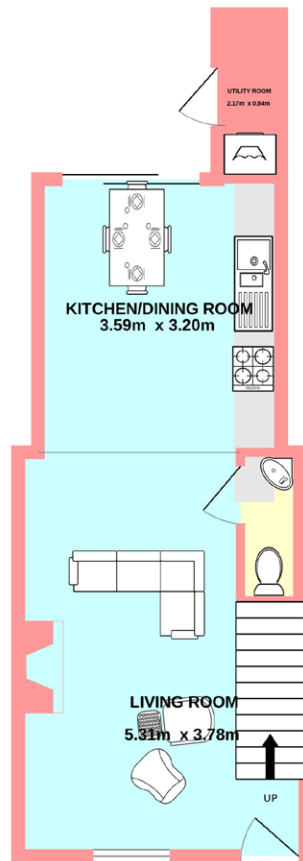
Strictly by prior appointment
only with sole agents

Allen & Jacobs Estate (City Office)

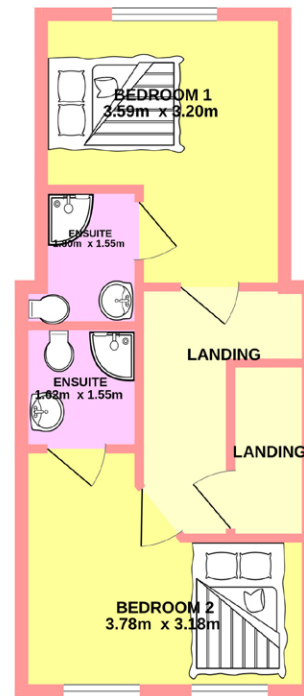
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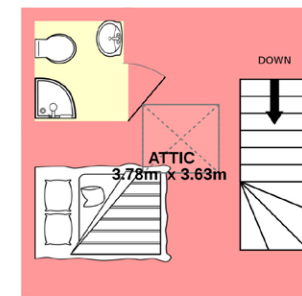
GROUND FLOOR



1ST FLOOR



2ND FLOOR



PSRA License No. 002964

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