



3 Herbert Lane, Dublin 2

 **HUNTERS**
ESTATE AGENT

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BER A3



For Sale by Private Treaty

Hunters Estate Agent is truly honoured to present to the market this very fine “A3” rated mews property extending to approximately 113sq.m/1,216sq.ft. Built in 2017 and architecturally designed this instantly appealing two bedroom residence is bright and tastefully decorated throughout. The luxurious interiors have been carefully selected by the present owners to enhance the architectural merits of the property.

This important residence situated in prime Dublin 2 is within walking distance of the financial and business heart of the city. A variety of schools are close by and both Trinity College and University College Dublin are within easy reach. The area is also home to the wonderful amenity of Merrion Square, while the RDS and Aviva Stadium are both within walking distance. Many of south Dublin’s top schools are also within its catchment including St Conleths, St Michaels, C.U.S., Muckross Park and Teresians to name but a few. The Dart line is within walking distance, while St. Stephen’s Green is just a 15 minute walk away.

Viewing is essential and highly recommended.

SPECIAL FEATURES

- » Stunning Architecturally designed mews newly built in 2017
- » Approx. 113sq.m/1,216sq.ft
- » A3 Energy Rated
- » South-west facing rear courtyard with low maintenance cedar-clad vertical garden wall and integrated stone-clad water feature
- » On street disc parking (Subject to Dublin City Council approval)
- » Underfloor heating throughout ground floor
- » Triple glazed windows
- » Kube kitchen with floor-to-ceiling units, Silestone quartz cooking island and worktops, Siemens appliances
- » Sliding door from kitchen to courtyard with built-in blinds
- » Italian Terrazzo floor tiles
- » LED lighting throughout
- » Mechanical ventilation heat recovery system
- » Air to water heat pump





ACCOMMODATION

COURTYARD ENTRANCE

2.28m (7.48sq.ft) x 4.20m (13.78sq.ft)

Paved courtyard area with low maintenance cedar-clad vertical garden wall. Also with outdoor lighting

ENTRANCE HALLWAY

3.63m (11.91ft) x 1.35m (4.43ft)

Features Italian Terrazzo floor tiles and cornicing with LED lighting. Cloakroom. Intercom.

UTILITY ROOM

1.86m (6.10ft) x 1.71m (5.61ft)

Silestone quartz worktop with fitted wall and base units and integrated washer/dryer. Slide robes to hot press.

GUEST W.C.

1.61m (5.28ft) x 1.82m (5.97ft)

Villeroy & Boch sanitary ware including w.c., wash hand bowl and Italian Terrazzo floor tiles. Cornicing with LED lighting.

LIVING/DINING ROOM

5.87m (19.26ft) x 5.82m (19.09ft)

Bright open plan living/kitchen/dining room with Italian tiled flooring and floor to ceiling windows and doors overlooking both courtyards.

KITCHEN AREA

2.68m (8.79ft) x 3.2m (10.50ft)

Kube kitchen with floor-to-ceiling units, Silestone quartz cooking island and worktops, Siemens appliances including integrated oven and microwave, dishwasher and fridge/ freezer. Sliding doors to:

REAR COURTYARD

4.07m (13.35ft) x 2.57m (8.43ft)

South-west facing rear courtyard with low maintenance cedar-clad vertical garden wall and integrated stone-clad water feature.

Bespoke oak staircase with LED back-lit handrail leads to upstairs landing with large storage cupboard

BEDROOM 1

3.25m (10.66ft) x 4.12m (13.52ft)

Double bedroom with front aspect and bespoke fitted wardrobes including ample drawers, shelves and hanging space. Stira to attic.

BATHROOM

2.82m (9.25ft) x 2.27m (7.45ft)

Luxury Italian Terrazzo-tiled family bathroom with large bath and walk-in rain shower with mosaic tiles. Also with w.c., wash-hand basin and heated towel rail.

BEDROOM 2

3.02m (9.91ft) x 3.14m (10.30ft)

Double bedroom with rear aspect and bespoke fitted slide robes including ample drawers, shelves and hanging space.



BER DETAILS

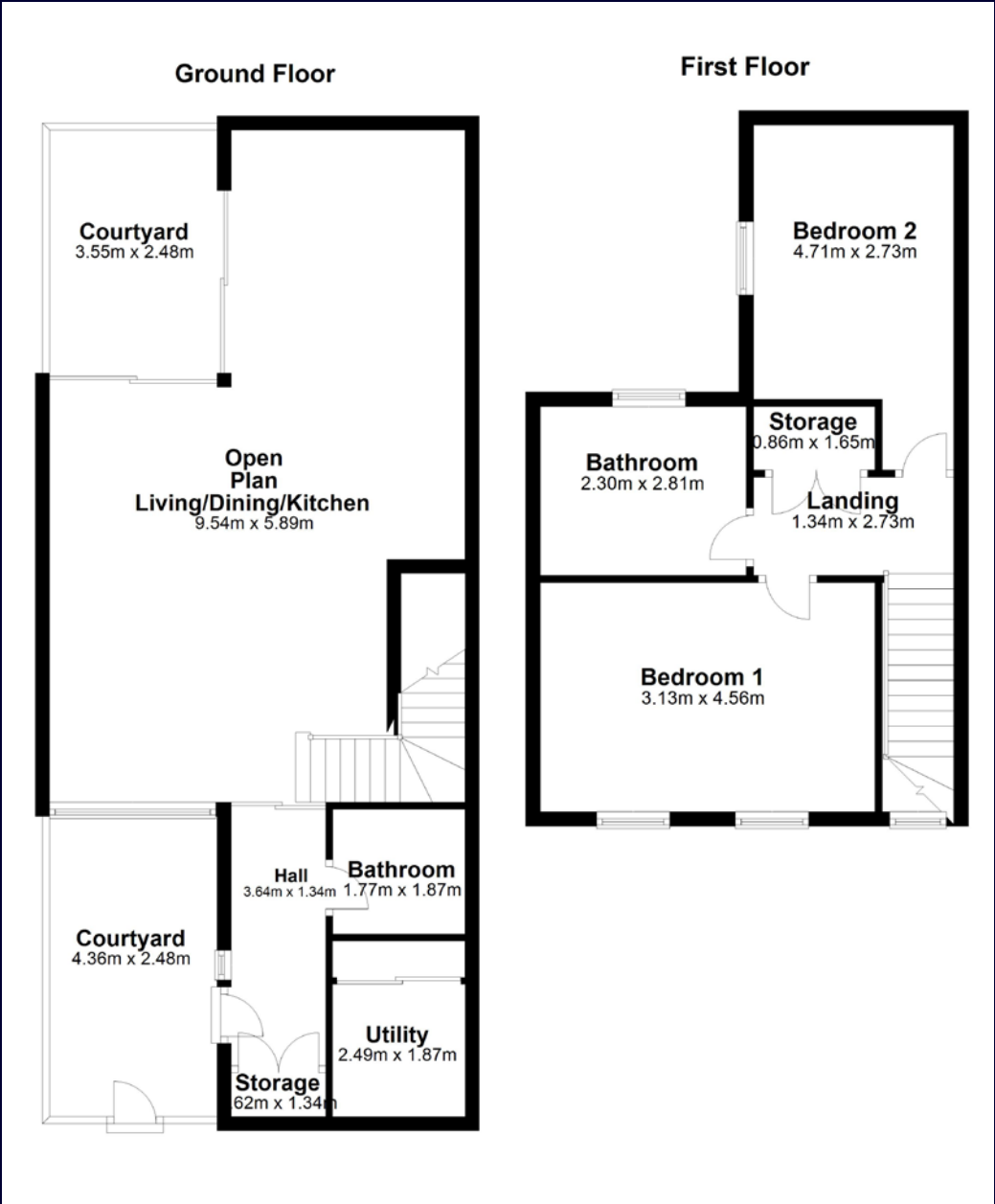
BER: A3
BER Number: 112951082
Energy Performance Rating: 53.91 kwh/m2/yr

DIRECTIONS

Travelling towards the City Centre along Northumberland Road Ballsbridge, continue over the bridge and turn left at the traffic lights. Continue along Warrington Place and turn right at the traffic lights. Take the next immediate left at the crossroads and sharp left again onto Herbert Lane and number 3 D02 Y393 is on your right.

VIEWING

Strictly by appointment through Hunters Estate Agent City Centre on 01 668 0008 or email: citycentre@huntersestateagent.ie



T 01 668 0008 **E** citycentre@huntersestateagent.ie **W** www.huntersestateagent.ie
4 Castle Street, Dalkey, Co. Dublin
1 Saint Mary's Terrace, Grange Road, Dublin 14
2 Brighton Road, Foxrock, Dublin 18
City Centre: **E** city@huntersestateagent.ie **T** 01 668 0008



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