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For Sale by Private Treaty



108 Philomena Terrace, Stella Gardens, Ringsend, Dublin 4

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## For Sale by Private Treaty

# 108 Philomena Terrace, Stella Gardens, Ringsend, Dublin 4



### Description

A wonderfully presented and extended two bed, double fronted, terraced cottage in this ever popular residential location. Boasting light filled accommodation, no. 108 comes with the added benefit of full planning permission consisting of “demolition of a rear single storey structure and construction of a new rear single storey extension, comprising of flat roofed ground floor structure and dormer extension to rear of existing roof with 2 roof lights to front”. The existing accommodation briefly comprises entrance hall, livingroom, kitchen/diningroom, two bedrooms and a bathroom. The property also comes with a good sized rear garden measuring approximately 8.5m with rear access on to Veronica Terrace.

### Location

Location really couldn't be better with a host of amenities within walking distance including trendy Grand Canal Square, Ringsend Village and Sandymount Village with its selection of boutique bars, restaurants and shops. The Aviva Stadium adds to the vibrancy of the location. The IFSC, O2, Grand Canal Dart station, East link toll bridge, Ballsbridge and City centre are also just minutes away. Finally the wonderful amenity of Ringsend Park with its excellent facilities is a stones throw away.

### Special Features

- Convenient and popular location
- Gas fired central heating
- Double glazed windows throughout
- Full Planning Permission to extend and convert. Full details are attached and can also be found on Dublin City Council's website.
- Excellent public transport including bus and DART
- Within walking distance of city centre



### Floor Area

Approximately 58 sq/m

### Negotiator

Andrew Allen MIPAV MMCEPI

### Viewing

Strictly By Prior Appointment  
Only With Sole Agents Allen & Jacobs  
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### Notes:

### Accommodation

Entrance Hall: 2.01m x 1.2m:

Living Room: 5.7m x 2.9: Feature open fire.

Kitchen/Diningroom: 3.6m x 3.5m: Built in kitchen with extensive range of wall and floor units. Door to rear garden.

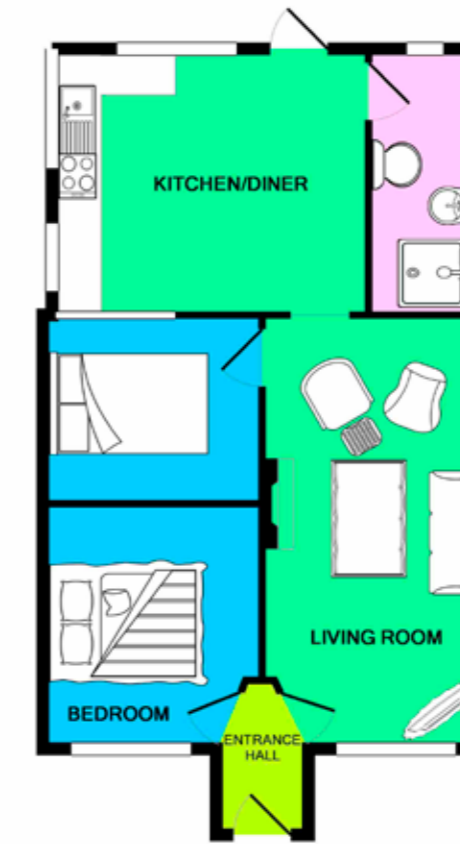
Bathroom: 3.5m x 1.36m: With wc, whb & shower.

Bedroom 1: 3.16m x 2.92m:

Bedroom 2: 2.92m x 2.38m:

### Outside

Garden measuring approximately 8.5 m with rear access to Veronica Terrace.



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