

Directions

Coming from the city centre head south on Rathmines Road Lower, turn right onto Leinster Road, turn left onto Grosvenor Place, turn right onto Effra Road and Le Bas Mews is on your right.



Viewing

Viewing by appointment

Negotiator

Sinéad Beggan, MIPAV

Mortgage Advice

For free and independent mortgage advice talk to Niall Rynne of Fortfield Financial on 087 2306492 or email niall@fortfieldfs.ie

McGuirk Beggan Property Limited
192 Whitehall Road, Terenure, Dublin 12
T: 01-419 0600
info@mcguirkbeggan.ie
www.mcguirkbeggan.ie



CONDITIONS TO BE NOTED: (1) These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact. (2) The vendor does not make or give, is the Agent(s) or its staff authorised to make or give any representation or warranty in respect of this property. (3) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. (4) In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. (5) The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively.

mcguirkbeggan.ie

**McGUIRK
BEGGAN**

For Sale



**2 Le Bas Mews,
Effra Road, Rathmines, Dublin 6**

BER A3

€750,000

Stunning A rated 3 bedroom mews ideally located in an exclusive gated development of only 4 properties on Effra Road, just off Leinster Road West

mcguirkbeggan.ie



Description

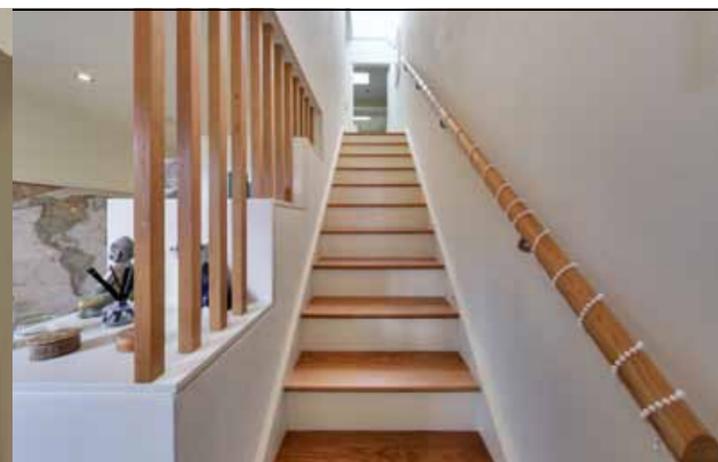
McGuirk Beggan is thrilled to present to the market this stunning modern home in an exclusive terrace of four contemporary, brick-fronted mews properties. No. 2 has been built and finished to exacting standards, combining a contemporary style with both space and light throughout. This 3 bedroom property is ideally located in a highly desirable and fashionable address in a quiet and secluded lane off Effra Road, in the heart of Rathmines, Dublin 6.

The bright, cleverly designed accommodation is laid out over two levels and extends to approx. 100sq.m / 1,076.40sq.ft. The property is a fine example of modern design featuring the latest in sustainable technology and utilising high quality materials to provide an exceptional finish throughout. The houses are of a warm sand-coloured brick on all sides with a green sedum roof, and triple-glazed, low-maintenance Aluclad windows. Special emphasis has been given to sustainable design features to ensure that these homes meet A-level energy efficiency standards. A gated entrance off Effra Road creates a peaceful, secure and exclusive enclave in the heart of residential Rathmines. A video intercom system allows visitor access. The secure lane is landscaped in a clean, contemporary style with feature lighting and planting while the original stone boundary wall has been carefully restored. Each house has a private, sheltered carport to the front

Effra Road is located just 4km from Dublin City Centre and is situated off Leinster Road West, just a short walk from Harolds Cross village and benefiting from a host of amenities to include shops, a selection of restaurants, banks, churches etc.

There is an abundance of amenities within close proximity at Rathmines Village to include the Swan Shopping Centre. This area is well renowned for its excellent choice of schools, both primary and secondary to include Rathgar National School, Stratford School, The High School, Rathgar, St. Mary's Rathmines and St. Louis, Rathmines. Recreational amenities located close by include tennis clubs, golf clubs, Palmerston Park, The Dodder Linear Park and Bushy Park.

This unique property ticks all the right boxes in terms of value per sq.ft., contemporary design, space, light and exceptional location! Viewing comes highly recommended.



Accommodation

Floor Area	100sq.m / 1,076.40sq.ft.
Entrance Hall	with oak floor, under-stair storage and guest cloak room off. 3.68 m x 1.47m
Guest W.C.	1.15m x 1.41m
Living area	with oak floors, frameless gas fire and French doors to garden. 4.45m x 3.14m
Kitchen / Dining Area	Kitchen /Dining Area with ceramic tile floor in the kitchen, oak floor in the dining area, fitted kitchen with lacquered finish, solid oak worktops, integrated appliances. Picture bay window to rear garden. 6.56m x 3.1m
First Floor	
Master bedroom	with oak floor, full height fitted wardrobes 3.86m x 3.29m
En-suite	shower room with ceramic tile floor and walls, WC, WHB, heated towel rail and shower. 2.32m x 1.34m
Bedroom 2 (double)	with oak floor, full height fitted wardrobes. 5.37m x 2.67m
Bedroom 3/ Study	with oak floor 3.22m x 2.4m
Bathroom	with ceramic tile floor walls, WC, WHB, heated towel rail, digital shower and bath filler. 2.3m x 1.9m



Services

Exclusive development of four homes
Contemporary design
A3 energy rated
Triple glazed
Southwest facing rear garden
Gated development
Carport
Video Intercom system
Alarm

BER Details

A3

Licence No: 001380

Floor Plans



GROUND FLOOR
APPROX. FLOOR
AREA 344 SQ.FT.
(31.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 642 SQ.FT.
(59.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1385 SQ.FT. (128.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix (2018)