

FOR SALE BY PRIVATE TREATY

# 9 ESTATE AVENUE

DUBLIN 4 D04 Y2P3

Asking Price

€685,000



**Tom  
O'Higgins**  
ESTATE AGENT

W [tomohiggins.ie](http://tomohiggins.ie) T 01 2845007 M 087 766 6422 E [info@tomohiggins.ie](mailto:info@tomohiggins.ie)

9 ESTATE AVENUE, DUBLIN 4

# 2 Bed – 2 Bath

## 70sqm / 753 sqft

**ASKING PRICE €685,000**

A very appealing 19th Century stone cottage, ideally located in a quiet cul de sac just off Merrion Road. Presented in good order throughout and with many original features still intact, the property has been renovated and extended over the years to provide a comfortable home with the accommodation all on one level.

The accommodation extends to approx. 70sqm and comprises a welcoming entrance hallway with 3-metre-high ceiling and bathroom off, the first double bedroom is to the front, with a living room to the rear overlooking the courtyard, the kitchen/diner is on the other side of courtyard with the second double bedroom, ensuite and utility room to the rear.

The private courtyard is not overlooked and benefits from a westerly orientation. It is accessible from the living room and dining room, making it an ideal spot for dining al fresco.

The convenience of this location cannot be overstated. 9 Estate Avenue is tucked away, just off Merrion Road within a short stroll of many worthwhile amenities including St. Vincents Hospital, Merrion shopping centre, Sandymount Strand and Sydney Parade Dart Station.

### FEATURES

- 19th Century stone cottage.
- Quiet cul de sac location.
- High ceilings.
- Accommodation all on one level.
- Extended & refurbished.
- Private courtyard, not overlooked.
- Rear pedestrian access.
- Gas fired central heating.
- On street permit parking.



# ACCOMMODATION

## Reception Hall

With tiled floor, high ceilings and attic hatch.

## Bedroom (1)

To the front with tiled floor, double glazed pvc sash windows with timber shutters. Fitted wardrobes.

## Bathroom

Tiled floor and walls, w.c., w.h.b. and corner shower unit with Triton electric shower.

## Living Room

With tiled floor and feature fireplace with polished granite hearth. Fitted shelving. Double doors to courtyard.

## Kitchen / diner

Fitted kitchen which opens to a bright dining/living space with velux roof lights and double doors to the courtyard.

## Bedroom (2)

Double room with fitted wardrobes. Velux skylight.

## Ensuite

With w.c., w.h.b. and corner shower unit.

## Utility

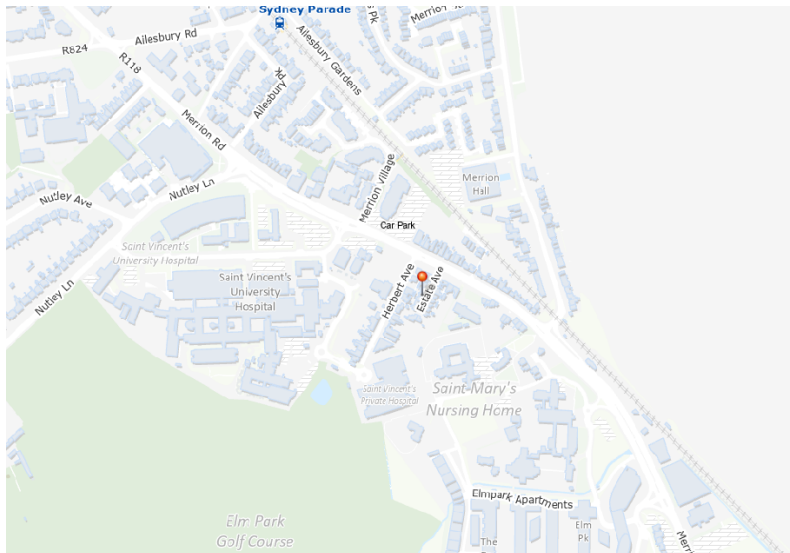
Accessed via the courtyard. The utility is plumbed for a washing machine and has access to the rear laneway.

## BER

Exempt  
(DCC record of protected structures No.2658)



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# Tom O'Higgins

ESTATE AGENT

Negotiator

Tom O'Higgins

MIPAV TRV MMCEPI

087 766 6422

[tom@tomohiggins.ie](mailto:tom@tomohiggins.ie)

52 Sandycove Road, Sandycove, Co. Dublin, A96 W3C1

T+353 1 2845007 E [info@tomohiggins.ie](mailto:info@tomohiggins.ie)

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SHOULD THIS PROPERTY NOT SUIT PLEASE REGISTER YOUR REQUIREMENTS AT OUR OFFICE WHERE PRIORITY WILL BE GIVEN TO MEET THEM AS SOON AS POSSIBLE. PSRA 001730