

# 11 GREENVILLE TERRACE

Dublin 8



## Convenient Central Location

Most attractive two bedroom red-brick single storey Victorian residence of character in a popular South city location.







## THE PROPERTY

- Most attractive two bedroom red-brick single storey Victorian residence of character in a popular South city location.
- Within walking distance of St. Stephen's Green, Grafton Street and a multitude of amenities including shops, restaurants, cafes, colleges, the Luas and bus routes, leisure facilities.
- Extending to 88 sq.m (947 sq.ft) comprising entrance hall, kitchen and dining area, bathroom, two double bedrooms, one with ensuite, utility room.

## ACCOMMODATION SCHEDULE

### Hallway

**Kitchen / Dining Room:** 8.72m x 2.89m  
Kitchen with a full range of presses and built-in appliances

**Utility:** 1.74m x 0.60m

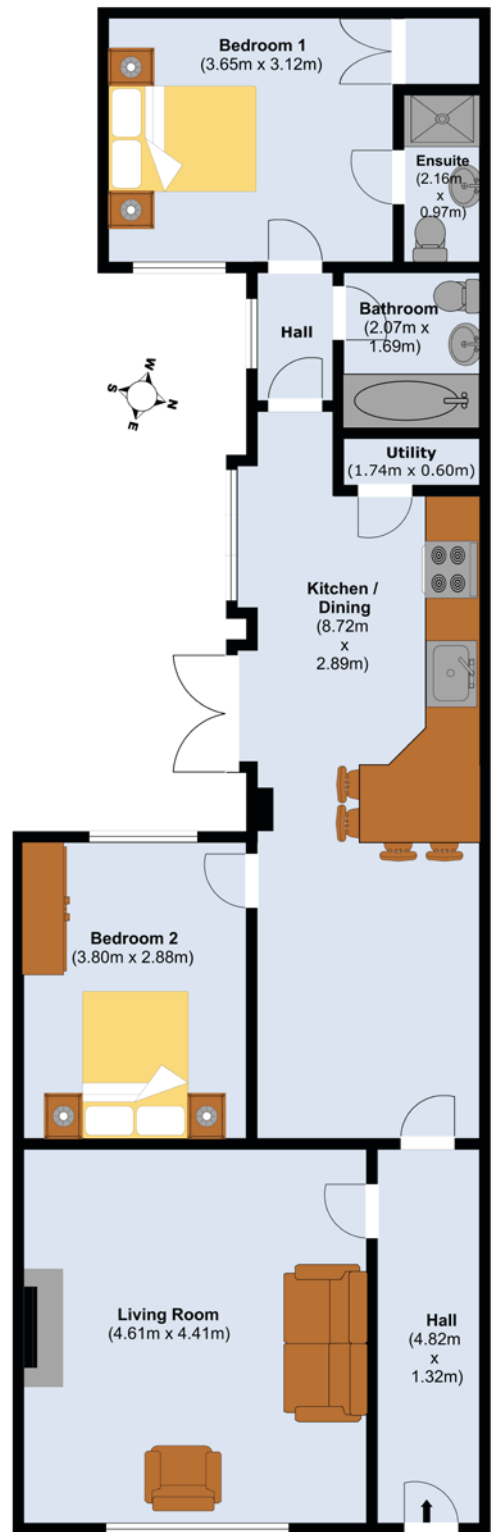
**Living Room:** 4.61m x 4.41m  
Feature fireplace & timber floors

**Bedroom 1:** 3.65m x 3.12m  
Double bedroom with en-suite bathroom

**Bedroom 2:** 3.80m x 2.88m  
Double bedroom

**Bathroom:** 2.07m x 1.69m





**Floor Area**  
c 88 sq Mtrs / 947 Sq ft

*Not to scale  
for identification  
purposes only*







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## LOCATION MAP

### TERMS:

For Sale by Private Treaty

### VIEWING:

Strictly by appointment

### BER Details:

See Attached Certificate



**01 6318 402**

[www.hookemacdonald.ie](http://www.hookemacdonald.ie)

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PSRA Licence No: 001651

### FOR MORTGAGE ADVICE CONTACT:



**01 676 3654**  
[www.irishmortgage.ie](http://www.irishmortgage.ie)



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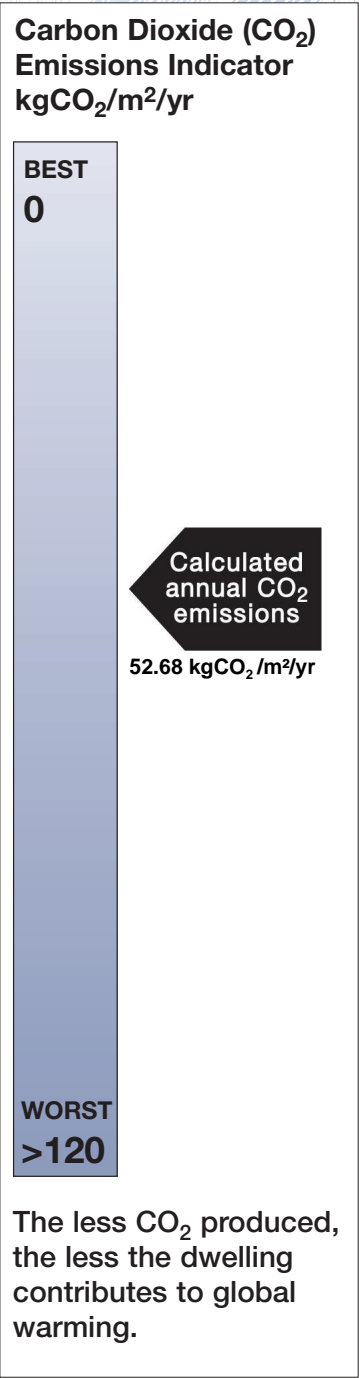
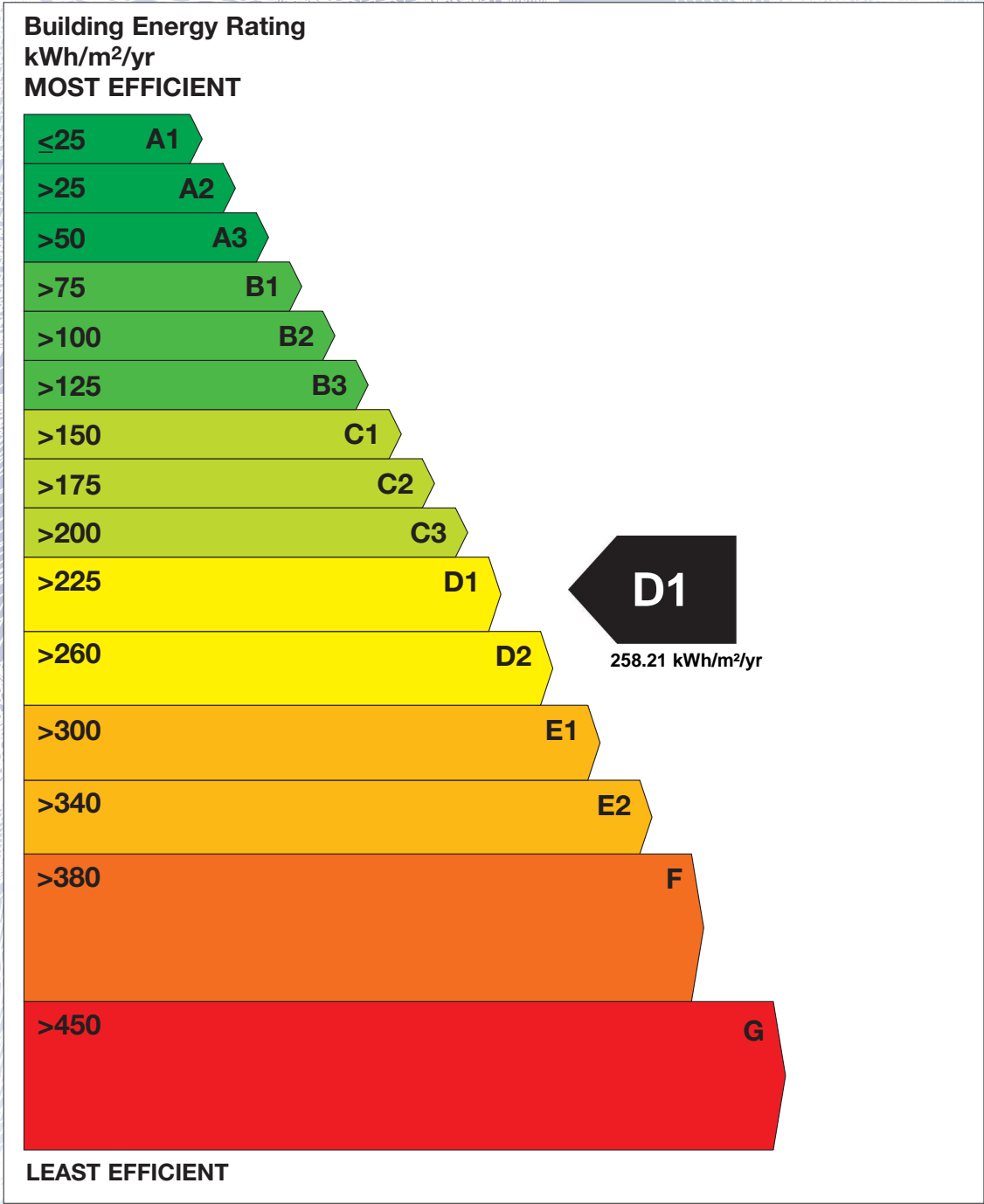
# Building Energy Rating (BER)

BER for the building detailed below is: **D1**

Address	11 GREENVILLE TERRACE DUBLIN 8
BER Number	109033092
Date of Issue	31/08/2016
Valid Until	31/08/2026
Assessor Number	105856
Assessor Company No	105855

The Building Energy Rating (BER) is an indication of the energy performance of this dwelling. It covers energy use for space heating, water heating, ventilation and lighting, calculated on the basis of standard occupancy. It is expressed as primary energy use per unit floor area per year (kWh/m<sup>2</sup>/yr).

‘A’ rated properties are the most energy efficient and will tend to have the lowest energy bills.



**IMPORTANT:** This BER is calculated on the basis of data provided to and by the BER Assessor, and using the version of the assessment software quoted below. A future BER assigned to this dwelling may be different, as a result of changes to the dwelling or to the assessment software.