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**For Sale by Private Treaty**

**5 Magennis Square, Magennis Place, Dublin 2.**

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# For Sale by Private Treaty

## 5 Magennis Square, Magennis Place, Dublin 2..



Allen & Jacobs is delighted to present a rare opportunity to acquire a charming extended period end of terrace property. The property was completely refurbished in recent years and is now presented in excellent condition throughout. Benefiting from many notable features including; walnut solid timber floors, extensive exposed brick featured walls & chimney breasts, timber double glazed windows, well stocked kitchen and delightful south facing sit out patio garden to the rear.

Tucked away in a quiet cul de sac, the location has become a hugely sought after location in Dublin city’s most vibrant and trendy setting. This property is only minutes from the Grand Canal Dock, The 3Arena, The Convention Centre, The CHQ building, Bord Gais Theatre, The Aviva Stadium, IFSC and Trinity College to name just a few. Excellent amenities include: selection of restaurants/cafes/bars, leisure facilities, water sports & marine facilities, parks, museums, libraries, schools and colleges. Public transport options are second to none with the Westland Row DART station and Georges Dock LUAS only minutes’ walk away. Grafton Street is only a 10-minute walk away.

Accommodation comprises; living room, kitchen/dining area and shower room. Upstairs are 2 double bedrooms.

### At A Glance

- Extended period end terrace house
- Light filled accommodation c. 61sqm/657sqft
- South facing sit out patio garden
- Resident disc parking
- Extensive exposed brick featured walls & chimney breasts
- GFCH
- Timber double glazed windows
- Beside LUAS, DART & Aircoach
- Beside Safari childcare
- 10-minute walk to Grafton Street
- Beside all amenities
- Storage shed in garden
- Wired for alarm
- TV & internet connection
- Quiet cul de sac

### Negotiator

Gary Jacobs MSCSI MRICS



### Viewing

Strictly By Prior Appointment  
Only With Sole Agents Allen & Jacobs  
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e : info@allenandjacobs.ie  
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### Notes:

### Accommodation

#### Entrance lobby

**Living Room** 5.78 x 3.51 Attractive solid walnut floor; feature brick chimney breast with cast iron solid stove, phone point, under stairs storage, archway through to:

**Kitchen/ Dining room** 4.82 x 4.01 Fully fitted eye & floor level press units, stainless steel under sink, oak fitted counter; electric oven, gas hob, extractor fan, recessed lighting, feature roof light, attractive sold walnut floors, feature brick wall, door to patio garden

**Shower room** 2.45 x 1.42 Fully tiled walls & floors, wc, whb, velux roof light, recessed lighting, fitted ' Triton T90x' electric shower unit.

**Bedroom 1 (front)** 2.73 x 2.64 Feature brick open fireplace,TV point, built in wardrobe/storage

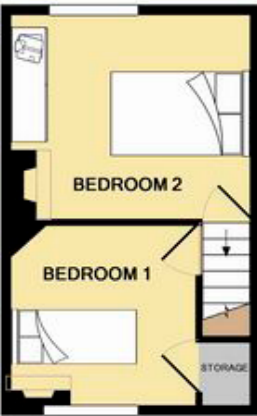
**Bedroom 2** 3.53 x 2.87 Feature brick open fireplace,TV point

### Outside

To the front is resident parking. To the rear is a private southerly facing c.5m sit out patio garden with storage shed which is wired for electricity & plumbed for a washing machine.



GROUND FLOOR



1ST FLOOR

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