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**ALLEN
& JACOBS**

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Allen & Jacobs Estates 78-81 Clanbrassil Street Lower, Dublin 8.
T: 01 531 3939 | F: 01 531 3553 E: city@allenandjacobs.ie



For Sale by Private Treaty



19 St. Johns Street, Dublin 8

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For Sale by Private Treaty

19 St. Johns Street, Dublin 8



Allen & Jacobs is delighted to present this charming mid terrace residence providing well-proportioned light filled accommodation spanning c.52sq.m./560sq ft. Presented in stunning condition throughout and benefiting from south westerly aspect this home was completely renovated and modernised in 2006 but also keeping some original features such as the cast iron fireplaces. There is also double doors leading off the kitchen to a neat town garden. The dual aspect living/dining room leads to a fully equipped kitchen, utility room and family bathroom.

Situated just off the Clanbrassil Street in the heart of Blackpitts, the location is extremely convenient to a host of amenities, including schools, colleges, parks, restaurants, shops, public transport and within an easy walk to St. Stephen’s Green and Grafton Street. The LUAS green & red line is also within easy walking distance.

Accommodation briefly comprises; Porch, living/dining room, kitchen, family bathroom, utility room and courtyard. Upstairs are two double bedrooms with access to the roof.

Ideal for those looking for an excellent centrally located home or investment with good rental return.

- At A Glance
- Mid terrace residence
 - Well-proportioned accommodation c.52sq.m./560sq.ft.
 - Extended to rear
 - South westerly aspect
 - GFCH
 - On street parking
 - Double glazed sash windows
 - TV, internet & phone connection available
 - Easy Walk to Grafton Street & St. Stephen’s Green
 - Close Christchurch Cathedral
 - Minutes from the LUAS station



Viewing

Strictly by prior appointment with sole selling agents Allen & Jacobs (City Office)
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Negotiator

Gary Jacobs MSCSI MRICS & Robert Allen

Notes:

Accommodation

Entrance hall:

Family/Dining Room: 4.50m x 3.90m
Light filled dual reception room featuring an open fireplace with slate hearth. Wooden floors, sash window and under stair storage.

Kitchen: 2.80m x 1.9m
Fitted with an array of modern units. London tiled splash back and blackboard wall. Recessed lights, skylight window and wooden floor. Integrated appliances.

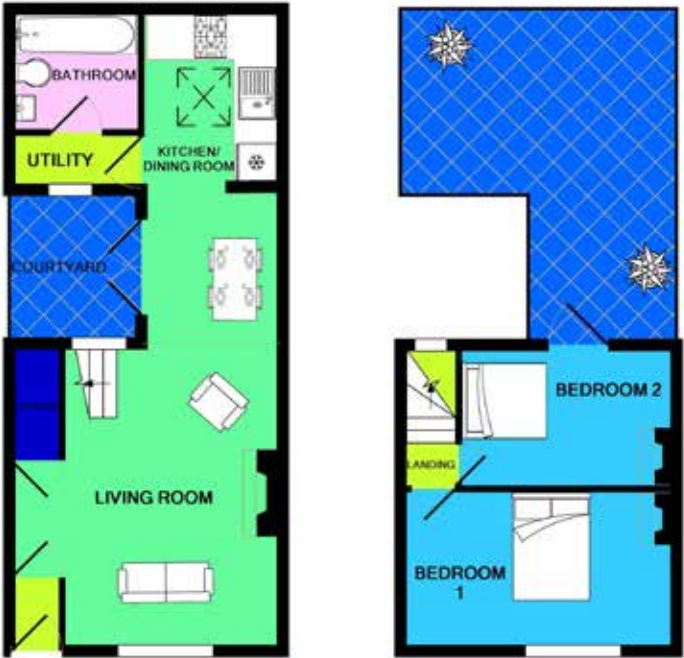
Utility Room: 0.7m x 1.8m:
Gas boiler & washing machine.

Bathroom: 2.0m x 1.8m
Bath with shower, w.c and wash hand basin. Skylight window, slate floor & recessed lights.

Upstairs

Bedroom 1: 2.40m x 4.0m
Cast iron fireplace & sash windows.

Bedroom 2: 2.0m x 3.2m
Light filled, cast iron fireplace. Patio window leading to roof top garden with south westerly aspect.



For Identification Purposes Only/Not To Scale