



No's 1 & 2 Graceland, St. Kevin's Gardens, Dartry, Dublin 6

BER E2

For Sale by Private Treaty

Two adjoining semi-detached cottages on approximately 0.25 acres, offering potential redevelopment opportunity (subject to planning permission)



FINNEGAN
Menton



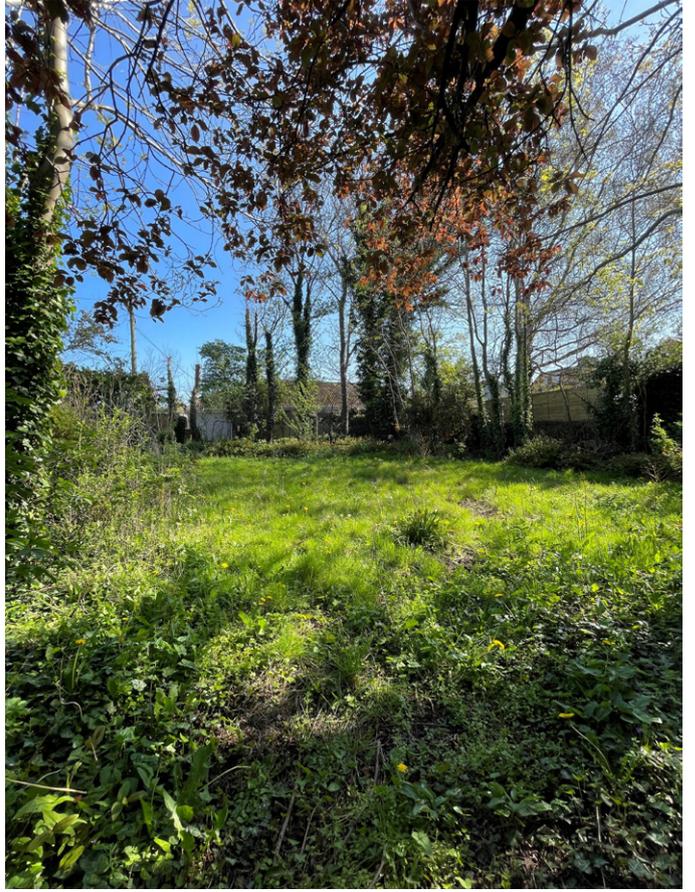
No's 1 & 2 Graceland, St. Kevin's Gardens, Dartry, Dublin 6

Finnegan Menton are delighted to present No's 1 and 2 Graceland to the market. Being offered in a single lot, these two adjoining and well-presented cottages with approx. 140 foot rear garden, offer a fantastic opportunity to multiple buyer profiles. Potential is the keyword here, with approx. 0.25 acres providing a potential development opportunity, subject to the necessary consent and planning permission, with an immediate interim rental income from the existing properties. Similarly, it may suit an astute investor seeking to add value through an upgrade or redeveloping of the existing properties and redivision of the rear gardens between the two houses. Alternatively, it will appeal to an owner occupier seeking to downsize to a quiet cul de sac off the mature and leafy neighbourhood of St. Kevin's Park, or, with some reconfiguring and restructuring (s.p.p.), to those looking for a detached home with large gardens in the heart of Dublin 6.

Nestled at the bottom of a quiet cul de sac, shared with only one other property, the location off St. Kevin's Gardens is hugely sought after, within walking distance of Rathgar, Ranelagh, and Rathmines. The location offers the best of both worlds, tucked away from the hustle and bustle while still enjoying every conceivable amenity within close proximity. The Luas stop at Milltown is a short walk including an array of eateries shops and boutiques. Some of Dublin's best schools and colleges are nearby including Sandford National, The High School, Muckross College, Alexandra College, Sandford Park, Gonzaga College, and Kildare Place. UCD and Trinity College are also within easy reach.

A host of recreational facilities and sports clubs are nearby including Palmerston Park, Dodder Linear Park, Milltown Golf Club, Brookfield Tennis Club, and Dartry Health Club. The area is also well serviced by public transport with several bus stops on within 300 meters on Dartry Road and a Luas stop at Milltown approx. 1km away.

Viewing is recommended.



ACCOMMODATION

No. 1 Graceland:

Approx. 67 sq. m.

Comprises 3 bedrooms, one bathroom, one reception and kitchen

Entrance Hall: c.1.74m x c.4.63m (*AWP)

Living Room: c.4.63m x c.3.19m (*AWP)

Dining Area: c.1.98m x c.3.35m (*AWP)

Kitchen: c.6.02m x c.2.37m (*AWP)

Bedroom 1: c.3.69m x c.3.70m (*AWP)

Bedroom 2: c.3.03m x c.2.17m (*AWP)

Bedroom 3: c.3.82m x c.2.33m (*AWP)

*AWP (At Widest Point)



No. 2 Graceland:

Approx. 68 sq. m.

Comprises 2 bedrooms, one bathroom, one reception and kitchen

Porch: c.1.05m x 1.33m (*AWP)

Hall: c.1.08m x c.3.01m (*AWP)

Living Room: c.3.48m x c.3.85m (*AWP)

Dining Area: c.2.31m x c.2.49m (*AWP)

Kitchen: c.5.03m x c.2.26m (*AWP)

Bedroom 1: c.3.54m x c.3.74m (*AWP)

Bedroom 2: c.2.69m x c.3.97m (*AWP)

Bedroom 3: c.3.82m x c.2.33m (*AWP)

Bathroom: c.2.69m x c.2.10m (*AWP)

Rear Porch: c.1.41m x c.1.84m (*AWP)

*AWP (At Widest Point)



FEATURES:

Offered in one lot:

Two adjoining cottages on 0.25 acres measuring approx. 135 sq. m. total

Would suit a variety of buyer profiles

Potential Development opportunity (s.p.p.) with interim rental income

Located off St. Kevins Park, in a quiet cul de sac off St. Kevins Gardens, shared with one other property

Cottage 1 measures approx. 67 sq. m.

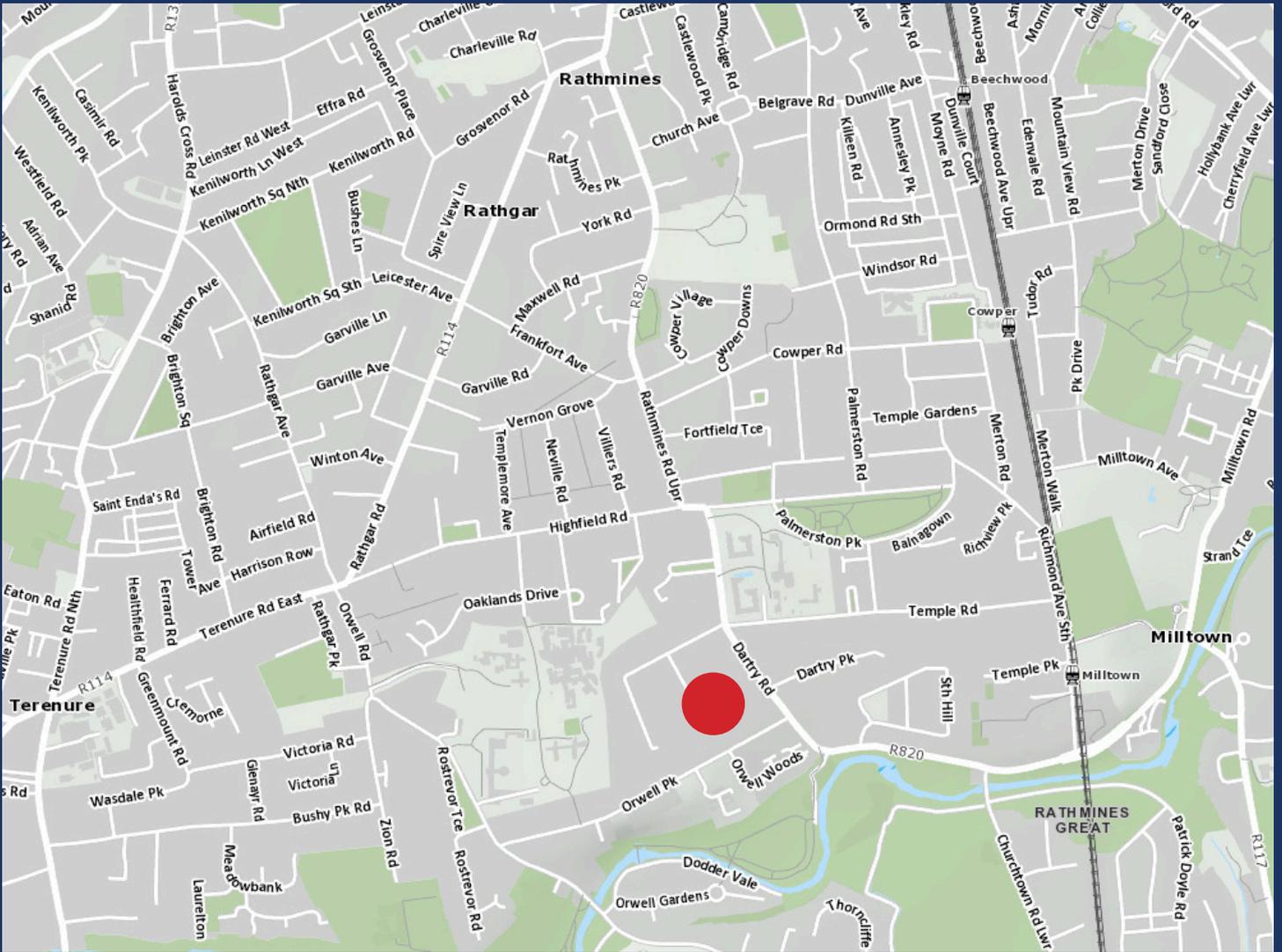
Cottage 2 measures approx. 67 sq. m.

Approx. 140 ft long rear garden

Highly sought after, mature and leafy neighbourhood







BER No: 11386685

EPI: 356.24 kWh/m²/yr

Price: On application

Viewing:

By appointment only with agents
Finnegan Menton.

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