

For Sale by Private Treaty



9 Rawson Court, Haddington Road, Ballsbridge, Dublin 4, D04 E407

Fantastic three bedroom duplex property located in this prestigious location.

Approx. 120 sq.m / 1291 sq.ft

Asking Price €650,000



BER No. 114451818
EPI: 122.45 kWh/m²/yr

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Description

Lansdowne Partnership is delighted to introduce 9 Rawson Court to the market. This is a superb three-bedroom duplex residence enjoying bright and spacious accommodation throughout extending to approximately 120sq.m/1291sq.ft. The property is in excellent condition throughout. It is located within this well established and well-maintained development in the heart of Dublin 4. The property presents a wonderful opportunity for investors or those seeking a new home.

9 Rawson Court is a well-managed development. This property briefly comprises: Ground floor- Bedroom (ensuite) and utility area. First floor - living/dining area and kitchen. On the Second floor – 2 bedrooms and bathroom.

Location and Amenities

Haddington Road enjoys a highly convenient and sought-after location adjacent to Baggot Street with a host of local amenities including specialist shops, restaurants, pubs and the Dylan Hotel. It is also within walking distance of St. Stephen's Green, Fitzwilliam Square, Merrion Square, Grafton Street, The Royal College of Surgeons and Trinity College. Major tech company arrivals to the immediate vicinity on Burlington Road in Dublin 4 include Amazon, LinkedIn, DropBox and Indeed, while a pleasant cycle lane running along the canal brings you to the Grand Canal Dock with Google European Headquarters amongst others. The location provides easy access to the rest of the city making this a very popular choice for owner occupiers and investors alike.

Accommodation

GROUND FLOOR

Hall - c. 6.30m x 1.81m (20'8" x 5'11")

Coving. Understairs storage area.

Bedroom 1 – c. 3.64m x 3.59m (11'11" x 11'9")

Double bedroom. Fitted double wardrobes.

Ensuite – c. 1.89m x 1.68m (6'2" x 5'6")

Wc, whb. Corner shower. Partly tiled walls.

Storage area/cloakroom – c. 1.92m x 1.70m (6'3" x 5'6")

Utility area – c. 3.41m x 1.53m (11'2" x 5')

Whb and washing machine.

FIRST FLOOR

Living/Dining Area - c. 5.48m x 4.68m (17'11" x 15'4")

Bright reception room. Coving. Gas fire. Tiled and wooden surround fireplace. Tv point and phone point.

Kitchen - c. 3.38m x 2.37m (11'1" x 7'9")

Fully fitted kitchen with superb high ceilings. Range of built-in units. Party tiled walls. Velux x 3.

SECOND FLOOR

Landing – Velux windows x 2.

Bedroom 2 – c. 3.67m x 3.56m (12' x 11'8")

Fitted wardrobes.

Bedroom 3 – c. 2.60m x 2.47m (8' 6" x 8'1")

Bathroom – c. 3.44m x 2.25m (11'3" x 7'4")

W.c., whb. Bath with Triton shower. Hotpress and storage. Partly tiled walls.

Outside –

Designated parking space.



Property Features

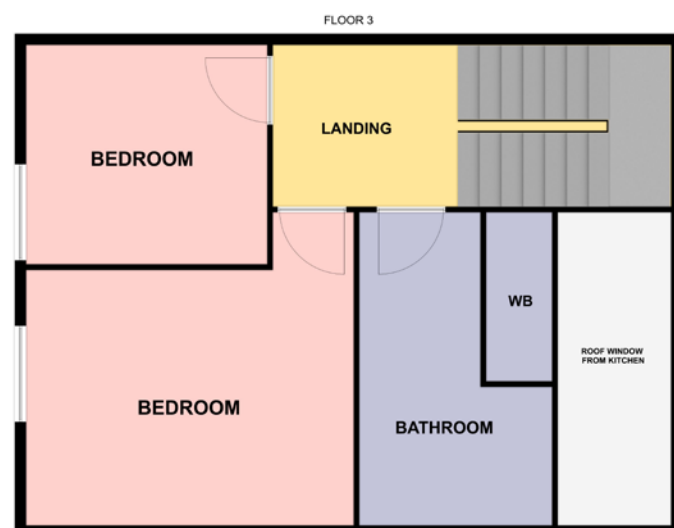
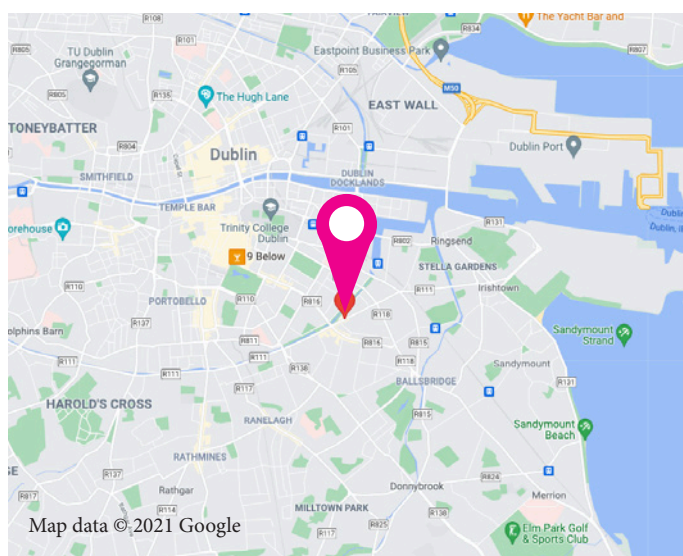
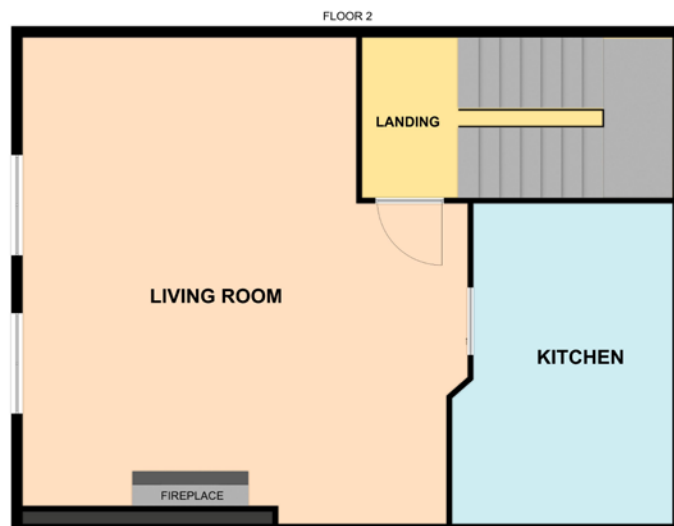
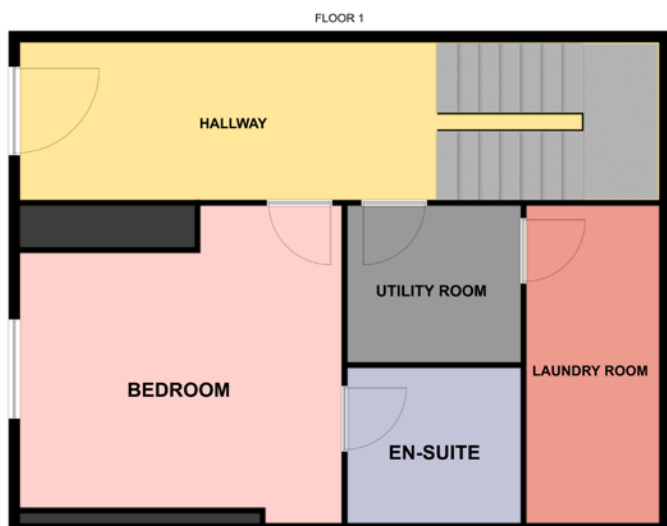
- Superbly presented 3 bedroom duplex
- Recently redecorated
- Excellent condition throughout
- Ideally located in the heart of Dublin 4
- The DART and numerous bus routes are within walking distance
- GFCH
- The property is close to all local amenities
- Designated parking
- Close to many shops and cafés on Baggot Street
- Excellent investment opportunity
- Extending to approx. 120sq.m/1291sq.ft.



Floor Plans

Not to scale.

For illustration purposes only



Directions

Coming from the City travel along Baggot Street and turn left over Baggot Street Bridge onto Haddington Road. 9 Rawson Court will be on the left side.

Management Company:

Lansdowne Partnership

Solicitors having carriage of sale

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