



11 Athlumney Villas, Ranelagh, Dublin 6.

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie



For Sale by Private Treaty

Hunters Estate Agent is delighted to present this charming 2 bedroom mid-terrace red-brick townhouse to the market. No. 11 Athlumney Villas is presented in good order throughout and would be ideal for a first time buyer, investor or those seeking to downsize.

Set within walking distance of Ranelagh Village and the City Centre, No. 11, extends to approx. 50 sq.m. / 541 sq.ft. and comprise entrance hallway, living room, kitchen/breakfast room, 2 bedroom and shower room. There is also a yard area to the rear which is ideal for storage purposes.

Superbly located a short distance from Ranelagh village, which boasts a variety of restaurants, cafes, shops and a host of other local services and amenities that make everyday living a pleasure in a genuine village community. St. Stephen's Green is a mere ten minute stroll from this property. The Luas is also a short stroll away.

Viewing is highly recommended.

SPECIAL FEATURES

- » Well-presented two bedroom mid-terrace red-brick townhouse
- » Approx. 50 sq.m. / 541 sq.ft.
- » Gas fired central heating.
- » On street parking.
- » Set in quite cul-de-sac within mature residential location.
- » Central location with easy access to City Centre and Ranelagh Village which boasts a variety of restaurants, cafés, shops and boutiques.
- » Close by LUAS Green Line at Charlemont, offering easy access to the City Centre and Dundrum Town Centre within minutes.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Compact space with coat hooks and alarm keypad.

LIVING ROOM

3.57m (11'71") x 5.07m (16'63")

Spacious living area with wooden flooring and featuring wood burning stove, fitted shelving, under stair storage, wall and ceiling lights.

KITCHEN / BREAKFAST ROOM

3.29m (10'79") x 3.39m (11'12")

Fully fitted kitchen offering an array of wall and base units with oven, hob, extractor fan, fridge freezer, washer/dryer and roof lighting.

FIRST FLOOR

LANDING

Hotpress and offering access to attic space.

BEDROOM 1

2.64m (8'66") x 2.53m (8'30")

Good size double bedroom with fitted wardrobes.

BEDROOM 2

1.97m (6'46") x 2.3m (7'55")

Another good size double bedroom with fitted wardrobes.

SHOWER ROOM

3.1m (10'17") x 2.0m (6'56")

Fully tiled, incorporating w.c., w.h.b., shower cubicle and cupboard space.mirror, medicine cabinet and w.c. Tiled wall and floor.



OUTSIDE

YARD

1.34m (4'40") X 0.94m (3'08")

BER DETAILS

BER Rating : G

BER Number : 107606824

Energy Performance Indicator : 564.95 kWh/m2/yr

DIRECTIONS

FROM CITY CENTRE

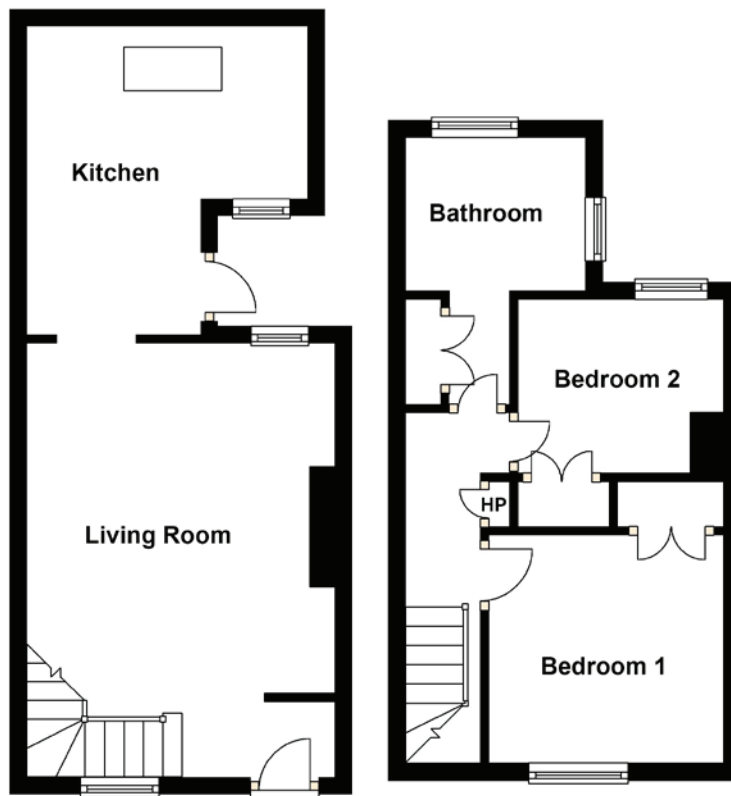
Travelling from city centre proceed along Charlemont Street and continue over the bridge onto Ranelagh Road. Take the first right turn onto Athlumney Villas and No. 11 is on your right hand side.

FROM RANELAGH

Travelling along Ranelagh Road, take the last left turn before the bridge onto Athlumney Villas and No. 11 is on your right hand side.

VIEWING

Strictly by prior appointment only with sole selling agents, Hunters Estate Agent, City Centre on 01 668 0008 or email: info@huntersestateagent.ie



FLOOR PLANS

Not to scale. For identification purposes only.

HUNTERS
ESTATE AGENT

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St Martin's House, Waterloo Road, Dublin 4

2 Brighton Road, Foxrock, Dublin 18

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PSRA Licence no: 001631



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix © 2009.

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