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For Sale by Private Treaty



2 Island Villas, Grand Canal Street, Dublin 2

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For Sale by Private Treaty

2 Island Villas, Grand Canal Street, Dublin 2



Allen & Jacobs is delighted to bring this charming three-bedroom mid terrace property to the market. Built in the early 1900's, no. 2 was significantly extended by its current owners in recent years and now stretches to over 80 sq/m of light filled accommodation. Beautifully presented throughout, the property is laid out over two floors and offers well-proportioned accommodation comprising entrance hall, living room, large kitchen/dining room, three bedrooms and family bathroom. A good sized rear yard measuring 4.18m x 3.04m completes the picture.

Hugely sought after location in Dublin city's most vibrant and trendy setting. This property is only minutes from the Grand Canal Theatre, the O2, cafes, restaurants, the Luas and DART to name but a few. The city centre is on the doorstep.

Viewing is essential to fully appreciate all that Island Villas has to offer.

At A Glance

- Fabulous extended residence in the heart of Dublin 2
- Excellent location close to the city centre
- Approximately 80 sq/m of accommodation
- Gas fired central heating
- Presented in excellent condition
- Streams of natural light throughout
- Excellent public transport
- Mainly double-glazed windows



Viewing

Strictly By Prior Appointment
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Notes:

Negotiator

Andrew Allen MIPAV MCEI

Accommodation

Entrance Hall: Stairs to first floor.

Living Room: 4.55m x 3.55m: Open fireplace with timber mantle and cast iron inset. Ceiling corning.

Kitchen/Dining room: 5.6m x 3.55m: Modern fitted kitchen with extensive range of wall and floor units. Tiled floor. Double doors to rear garden.

Upstairs

Landing:



Bedroom 1: 3.63m x 3.55m: Extensive range of built in wardrobes.

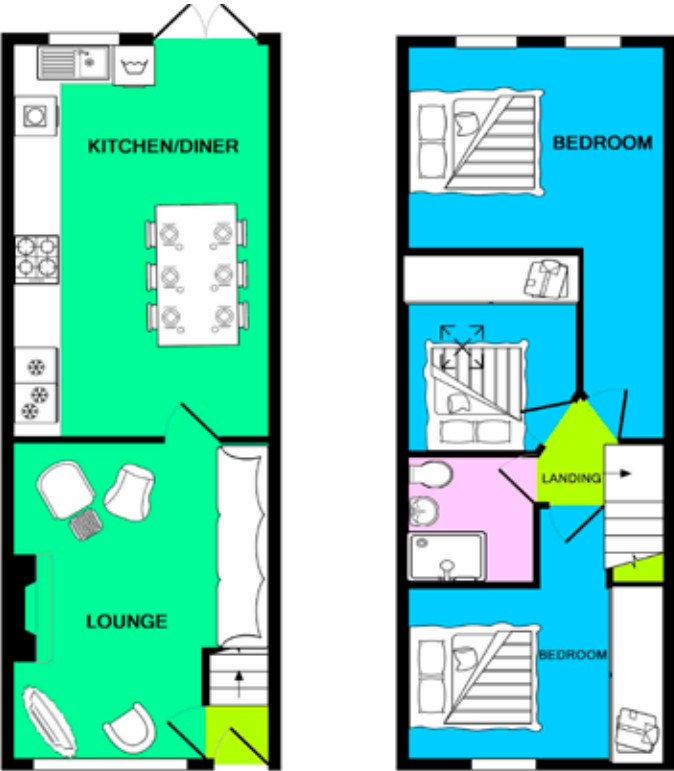
Bedroom 2: 5.6m (max) x 3.55m:

Bedroom 3: 2.8m x 2.33m: With built in wardrobes.

Bathroom: 2.11m x 1.84m: Modern bathroom suite with fully tiled wall and floors, wc, whb and double shower unit.

Outside

Private rear yard measuring 4.18m x 3.04m.



GROUND FLOOR

1ST FLOOR

For Identification Purposes Only/Not To Scale
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