



For Sale  
by Private Treaty

24 St. Patrick's Villas, Ringsend, Dublin 4  
D04 A2X8





# 24 St. Patrick's Villas, Ringsend

## Dublin 4 D04 A2X8

Allen & Jacobs bring 24 St. Patrick's Villas to market. Stunningly presented and extended two bed mid terrace house in this ever-popular residential location. Nestled in the heart of the village, the property includes a fabulous two storey extension to the rear, and now stands at approximately 78 sq/m of wonderfully laid out and light filled accommodation. The house was completely renovated in 2019. Downstairs comprises entrance hall, living room, kitchen/dining room and office/study (previously used as bedroom). While upstairs there are two bedrooms and luxury spacious bathroom. No. 24 also benefits from a sit out rear garden measuring approximately 4.5m in length.

Positioned in the heart of Ringsend Village, location really could not be better. A host of amenities are within walking distance including trendy Grand Canal Square, Sandymount Strand and Sandymount Village with its selection of boutique bars, restaurants and shops. The Aviva Stadium adds to the vibrancy of the location. The IFSC, O2, Grand Canal Dart station, East link toll bridge, Ballsbridge and City Centre are also just minutes away. The wonderful amenities of Ringsend Park and Sandymount Strand with their excellent facilities are a stone's throw away as are a selection of primary and secondary schools.

### Features

- ◆ Extended and renovated
- ◆ Convenient and popular location
- ◆ Gas fired central heating with NEST smart thermostat
- ◆ Double glazed timber framed windows including sash windows to front
- ◆ Open fireplace in working order
- ◆ Two storey extension to the rear
- ◆ Stunning condition
- ◆ Sit out rear garden measuring approximately 4.5m in length
- ◆ Abundant storage space: spacious attic and small shed in the garden.
- ◆ Excellent public transport including bus and DART
- ◆ Within walking distance of city centre
- ◆ BER : D2
- ◆ Floor Area: Approximately 78 sq/m



## Accommodation

- ◆ Entrance Hall:
- ◆ Living Room: 6.1m x 3.65m:
- ◆ Kitchen/Dining Room: 4.25m x 3.15m:
- ◆ Office/Study: 2.95m x 1.8m:

## Upstairs

- ◆ Landing: 6.1m x 0.85m:
- ◆ Bedroom 1 (rear): 4.25m x 3.15m:
- ◆ Bedroom 2 (front): 2.8m x 2.7m:
- ◆ Bathroom: 2.9m x 2.8m:



### Negotiator

Andrew Allen  
MIPAV MMCEPI

### Viewings

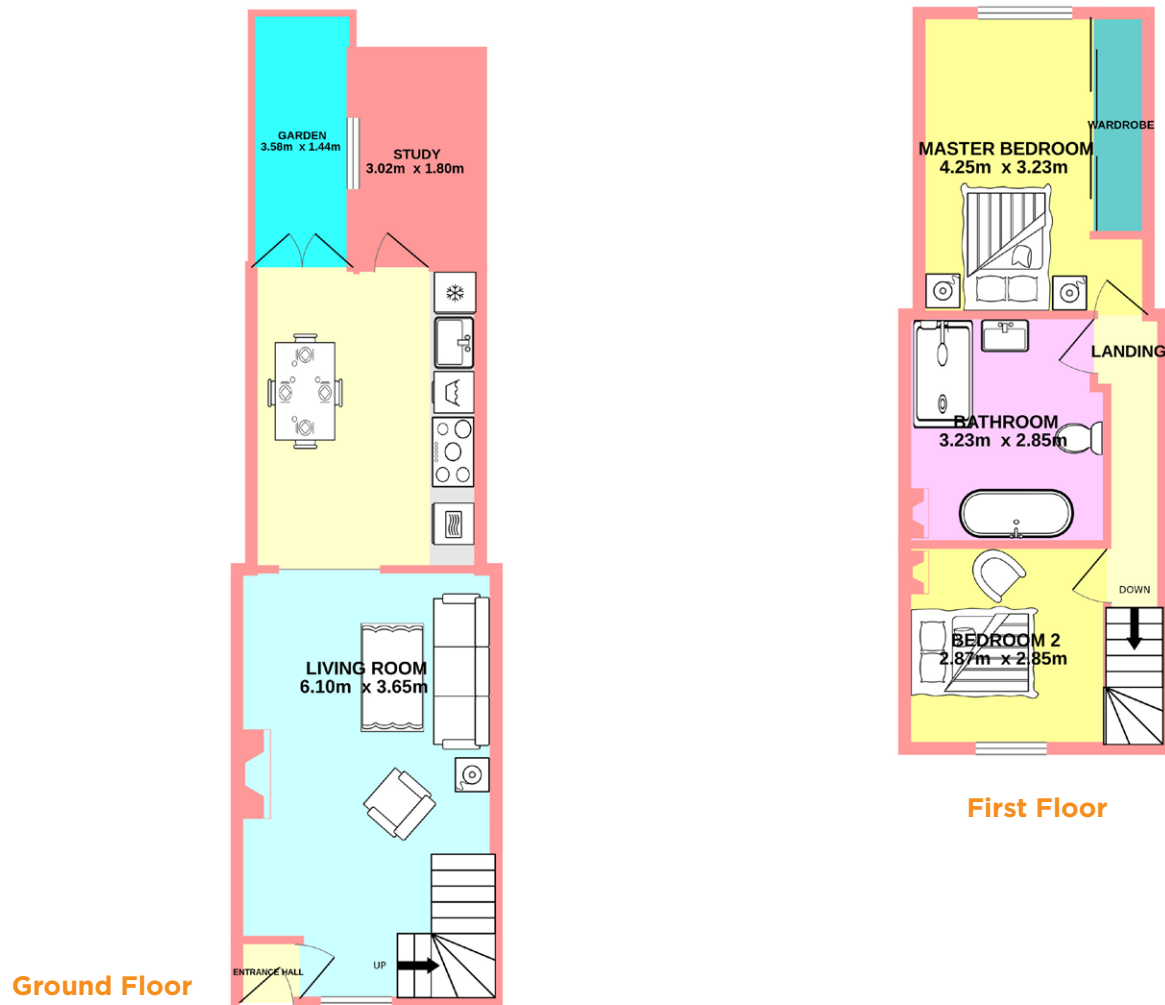
Strictly by prior appointment  
only with sole agents

### Allen & Jacobs Estate (City Office)

5 Bridge Street  
Ringsend, Dublin 4  
t: 01 531 3939  
e: [city@allenandjacobs.ie](mailto:city@allenandjacobs.ie)  
w: [allenandjacobs.ie](http://allenandjacobs.ie)







**PSRA License No. 002964**

**Allen & Jacobs Estates (City Office)** 5 Bridge Street, Ringsend, Dublin 4  
**T: +353 1 531 3939 E: city@allenandjacobs.ie www.allenandjacobs.ie**



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