

FOR SALE BY PRIVATE TREATY

**CAMBRIDGE HOUSE
41 MONTPELIER HILL
DUBLIN 7**

**eoin
oneill**
PROPERTY ADVISERS

01 660 0333

ASKING PRICE €295,000



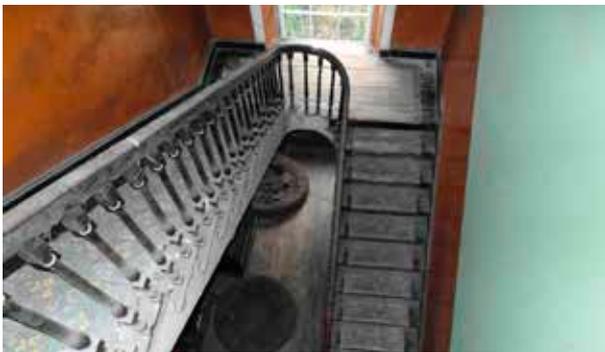
SPECIAL FEATURES

- Protected structure.
- Extra high ceilings 3.93m
- Tall sash windows
- Built originally 1793
- Total floor area 399 sq m / 4,300 sq feet
- Walking distance to LUAS
- BER: Exempt

DESCRIPTION

Cambridge House is a large period 2 storey over basement period building that has fallen in to a state of disrepair. Extending to c. 399 sq m / 4,300 sq ft this once famous eighteenth century residence was home to the 2nd Duke of Cambridge commander of the armed forces in Dublin from 1846 to 1851. The house, which is listed, contains many fine features of this bygone era including most elegant rooms with high ceilings and tall sash windows. It is the view that a restoration project, carefully supervised, could restore this distinguished property to its former glory. Cambridge House may well be of interest to conservationists who appreciate and understand buildings such as this example which are literally steeped in history.

The property is conveniently located off Infirmery Road which is within walking distance to Heuston Station, local shops, Arbour Hill, Collins Barracks Museum, Guinness Brewery, Phoenix Park and the LUAS.



2nd Floor,
Argyle House,
103-105 Morehampton Road,
Donnybrook, Dublin 4
01 660 033

These particulars do not constitute an offer or contract and whilst every effort has been made in preparing these particulars the details must not be relied upon as fact. Dimensions are for guideline purposes only. Viewing strictly by appointment.

ACCOMMODATION

Hall level

Reception hall 3.6m x 5.8m with stone floor and fireplace

Reception room (1) 5.50 m x 5.76m with fireplace

Inner Hall 5.3m x 2.8m

Reception room (2) 7.60 m x 5.50m with marble fireplace .

Reception room (3) 5.7m x 4.68m with fireplace.

First floor.

Bedroom (1) 5.57m x 5.20m with fireplace.

Bedroom (2) 7.55m x 5.46m with fireplace .

Bedroom (3) 3.63 m x 4.16m

Bedroom (4) 4.7m x 5.77m

Basement

Room (1) 7.7m x 5.3 m

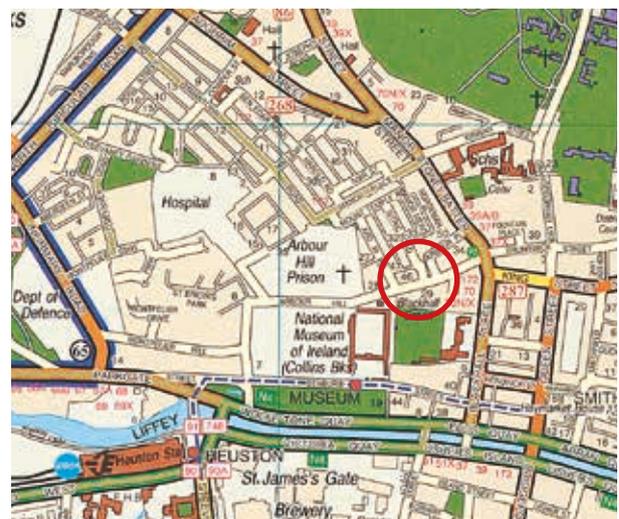
Room (2) 5.2 m x 3.3 m

Room (3) 3.59 m x 5.3m

Room (4) 5.99 m x 3.94m

Outside Large overgrown garden.

NOTE: There is restricted access to the annex at the side of the building parts of which are unsafe.



SALES

LETTINGS

VALUATIONS