



15 Eugene Street, Dublin 8

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent are delighted to introduce 15 Eugene Street to the market, a cleverly designed two-bedroom city home in the sought-after location of Dublin 8.

Extending to approx. 41 sq.m/ 441 sq.ft., 15 Eugene Street briefly comprises a living room, kitchen, 2 double bedrooms, bathroom, inner courtyard and a sunny south facing rear garden. The property is located on a quiet cul de sac in a small enclave of similar type homes in the heart of Dublin 8.

The location of this superb property could not be more convenient, being just a short stroll from a wealth of amenities, both social and essential including a variety shops, bars and restaurants in Dublin 8. Schools & colleges in the area include St. Catherine's, Griffith College, Portobello College. Main business districts of the IFSC, Grand Canal Dock and St Stephens Green are also easily accessible. The area is excellently serviced by public transport with regular bus services and Luas stops at Charlemont, Harcourt and St. Stephen's Green all within a short walk.

Viewing is highly recommended.

SPECIAL FEATURES

- » Two-bedroom cottage extending to approx. 41 sq.m./ 441 sq.ft.
- » On street parking.
- » Electric heating.
- » Sunny south facing rear garden.
- » Double glazed throughout.
- » USB plug sockets.
- » Set in quite cul de sac in the heart of Dublin 8.
- » Superb location close to public transport.
- » Walking distance to City Centre.
- » Excellent schools on the doorstep.



Accommodation

LIVING ROOM

3.83m x 2.89m (12'6" x 9'5")

Laminate floors, functioning fireplace, electric heater and Stira to attic storage.

BEDROOM 1

2.23m x 2.87m (7'3" x 9'4")

Double bedroom with a built-in wardrobe, laminate floors and electric heater.

KITCHEN

2.75m x 2.15m (9'0" x 7'0")

Range of fitted base units, Beko electric hob, Beko oven, stainless steel sink and drain board, electric heater and laminate floors.

BATHROOM

2.62m x 1.27m (8'7" x 4'1")

Partially tiled suite incorporating wc, wash hand basin and shower with Triton electric shower attachment.

BEDROOM 2

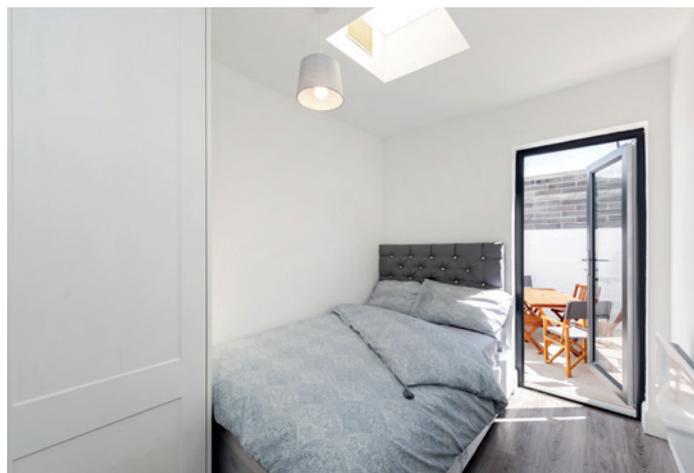
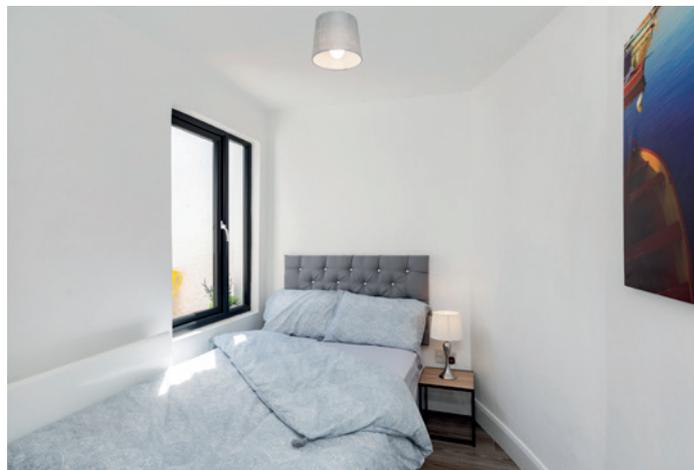
2.72m x 2.15m (8'11" x 7'0")

Double bedroom with a fitted wardrobe, laminate floors, skylight, electric heater, door to inner courtyard and door to rear garden.

INNER COURTYARD

1.34m x 2.34m (4'4" x 7'8")

Decking.



GARDEN

4.24m x 4m (13'10" x 13'1")

Private south facing rear garden laid out in pavement with a shed wired for electrics and plumbed.

BER DETAILS

BER: G

Energy Performance Rating: 184.61 kwh/m2/yr

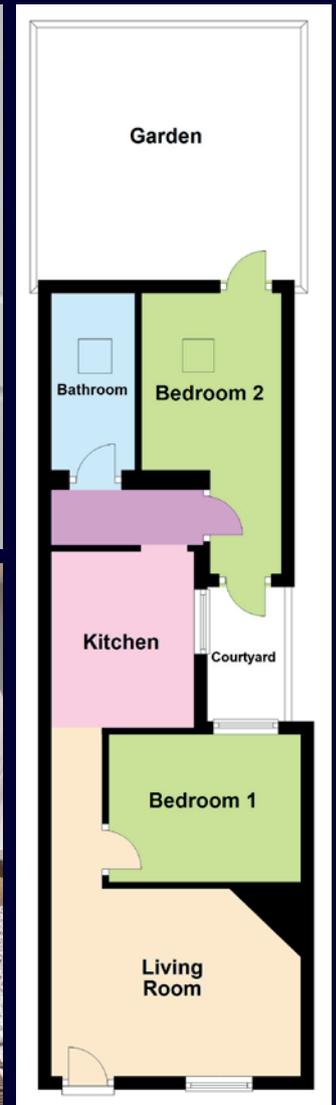
BER Number: 101898039

DIRECTIONS

Travelling along Cork Street from the City Centre, turn left onto Cameron Street after Lidl. Continue straight to Eugene Street, turn left and no. 15 is located on the right hand side of the road.

VIEWING

Strictly by appointment through Hunters Estate Agent Dalkey on 01 668 0008 or email: city@huntersestateagent.ie



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