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Allen & Jacobs Estates 107 Fosters Avenue, Mt. Merrion, Co. Dublin
 T: +353 | 2100 360 F: +353 | 2789 494 info@allenandjacobs.ie www.allenandjacobs.ie



For Sale by Private Treaty



13 Bridge Street, Ringsend, Dublin 4

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For Sale by Private Treaty

13 Bridge Street, Ringsend, Dublin 4



Allen & Jacobs is delighted to present this light, bright and stylish Dublin city pad in the heart of trendy Ringsend Village. Measuring approximately 114 sq/m, this red brick Edwardian mid-terrace home has been upgraded, extended and fully renovated by its owners all under the guidance of their architect. The result is a renovation lesson in just how to create a seamless, coherent space, bringing the outside in, while not scrimping on comfort and practicality.

Boasting no less than three separate courtyards and a detached garage fronting on to Parkview Place, no. 13 offers potential for further development down the road, while a large attic space further enhances its potential. The accommodation briefly comprises open plan living room/dining room, kitchen, laundry room, den/study, 2 bedrooms and a bathroom. The original three bed configuration could easily be reinstated. The detached garage offers off street parking and the three distinct courtyards guarantees all-day sunshine.

Location really couldn't be better with a host of amenities within walking distance including trendy Grand Canal Square, Ringsend and Sandymount Villages with their 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. Finally, the wonderful amenity of Ringsend Park with its excellent facilities is on your doorstep.

At A Glance

- Substantial Edwardian mid-terrace residence approximately 114 sq/m
- Upgraded, extended and fully renovated by its current owners and their architect.
- Superb decorative order throughout
- Italian Travertine tiled floor throughout downstairs
- Three distinct courtyards offering all day sunshine
- High 3.4m ceilings in bedrooms
- Solar reflective privacy windows to the front
- Timber framed double glazed windows throughout
- Underfloor heating downstairs and in bathroom, zoned and separately controlled
- Re-wired, re-plumbed and new roof in 2004
- Wired for AV and Computer throughout with Bang & Olufsen integrated sound system
- Garage with remote operated door fronting onto Parkview Place
- Gas fired Central heating
- 2 Parking Permits for Parkview Place
- Within Walking Distance of the City Centre



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
t : 2100360 f : 2789494
e : info@allenandjacobs.ie
w : allenandjacobs.ie

Negotiator

Andrew Allen MIPAV MMCEPI

Notes:

Accommodation

Living Room/Dining Room: 7.76m x 4.55m: Hole in the wall fireplace with brick surround. Under-stairs storage and fitted larder presses. Double doors to Courtyard 1.

Kitchen: 3.18m x 2.25m: Modern fitted kitchen with extensive range of wall and floor units. Bar counter at floor to ceiling windows overlooking courtyard. Door to Courtyard 1.

Hall: 2.21m x 1.42m: With door to Courtyard 3 and garage.

Laundry Room: 1.88m x 1.65m: With washing machine, dryer and hot-press.

Study/Den: 5.00m x 4.14m: With door to Courtyard 1 and sliding glass doors to Courtyard 2.

Landing: Varnished original timber floorboards.

Bathroom: 3.91m x 2.18m: Villeroy & Boch bathroom suite. Natural stone floor with timber decking in shower area. Large built in storage press.

Bedroom 1: 4.55m x 4.14m: Merged from 2 original bedrooms. Varnished original timber floorboards. Access to large attic through pull-down ladder.

Bedroom 2: 3.22m x 3.05m: Varnished original timber floorboards. Original cast-iron fireplace.

Outside

A garage with off street parking fronting onto Parkview Place and three separate courtyards.

