

Womens Hospital

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St. Teresa's Church

St Catherine & St James Chutch of Ireland

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Ordnance Survey Ireland Licence No. AU 0066518 PSRA No. 002964 (licence)

UCD Department

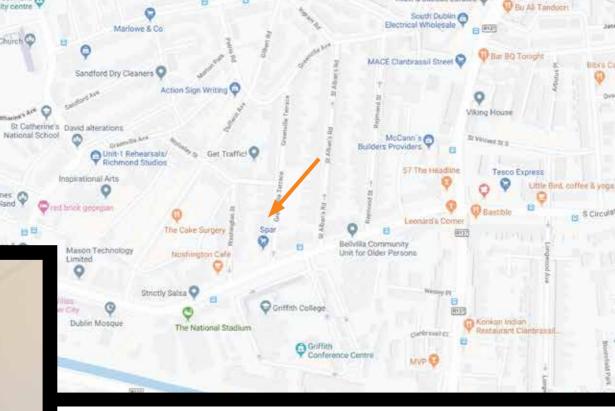
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An Post Dublin 8 P Delivery Office

of General Practice

Allen & Jacobs Estates (City Office) 78–81 Clanbrassil Street Lower, Dublin 8 T : +353 | 531 3939 F : +353 | 531 3553 city@allenandjacobs.ie www.allenandjacobs.ie

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Allen & Jacobs Estates

If you are considering selling please call us today:

For a Free Valuation:

T: 01 531 3939





For Sale by Private Treaty



6 Greenville Avenue, South Circular Road, Dublin 8

For Sale by Private Treaty

home also benefits from a south west facing garden.

6 Greenville Avenue, South Circular Road, Dublin 8

within an easy walk to St. Stephen's Green and Grafton Street. The LUAS green line is also within easy walking distance.

Ideal for those looking for an excellent centrally located home or investment with good rental return.

Accommodation briefly comprises; entrance hall, reception room, living room, kitchen, w.c., and shower room. Upstairs are two double bedrooms.



Shower Room: 1.48m x 1.74m

Upstairs

Laminate flooring.

Outside:



At A Glance

- Mid terrace residence
- Well-proportioned accommodation c.72sg.m./775sg.ft.
- Extended to rear
- GFCH
- On street parking
- Alarm
- Double glazed windows
- TV, internet & phone connection available
- Easy Walk to Grafton Street & St. Stephen's Green
- Close Christchurch Cathedral
- Minutes from the LUAS station



Viewing

Strictly by prior appointment only with sole agents Allen & Jacobs (City Office)) 78 – 81 Clanbrassil Street Lower Dublin 8 Tel. 01 531 3939 Fax. 01 531 3553 E: city@allenandjacobs.ie W: allenandjacobs.ie

Negotiator

Andrew Allen MIPAV MCCEPI

Notes:

Allen & Jacobs is delighted to present this charming mid terrace red brick residence providing well-proportioned light filled accommodation spanning a generous c.72sq.m./775sq

ft. In need of some modernisation this home benefits from the addition of an extension to the rear which provides a decent sized kitchen/breakfast room with plenty of light. The

Situated just off the South Circular Rd., the location is extremely convenient to a host of amenities, including schools, colleges, parks, restaurants, shops, public transport and

Accommodation Entrance hall: $1.17m \times 6.77m$ Hard wood floors. Under stair storage

Family room: 3.18m x 3.71m Hard wood floors. Electric fire place

Living Room: 3.32m x 3.63m Hard wood floors. Open fire place

Kitchen/Breakfast Room: 4.06m x 2.69m Built in storage presses. Electric oven, hob & extractor fan

Bedroom 1: 4.69m x 3.68m Hard wood floors. Open fire place

Bedroom 2: 3.10m x 3.67m

To the rear is a low maintenance south west facing garden.















GROUND FLOOR

1ST FLOOP