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For Sale by Private Treaty



6 Greenville Avenue, South Circular Road, Dublin 8

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## For Sale by Private Treaty

# 6 Greenville Avenue, South Circular Road, Dublin 8



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 home also benefits from a south west facing garden.

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

Accommodation briefly comprises; entrance hall, reception room, living room, kitchen, w.c., and shower room. Upstairs are two double bedrooms. Ideal for those looking for an excellent centrally located home or investment with good rental return.

### At A Glance

- Mid terrace residence
- Well-proportioned accommodation c.72sq.m./775sq.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 Clanbrasil Street Lower  
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### Negotiator

Andrew Allen MIPAV MCCEPI

### Notes:

### Accommodation

Entrance hall: 1.17m x 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

Shower Room: 1.48m x 1.74m

### Upstairs

Bedroom 1: 4.69m x 3.68m

Hard wood floors. Open fire place

Bedroom 2: 3.10m x 3.67m

Laminate flooring.

### Outside:

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

