

**5 Lorne Terrace, Brookfield Street,  
Kilmainham, Dublin 8.**



O'Mahony



Stunning totally refurbished home of c.103 sq.m. (c.1,108 sq.ft.) with A2 BER rating, remodelled and presented in as new decorative condition throughout, and located just 200 metres from the New St James' Hospital in Kilmainham.

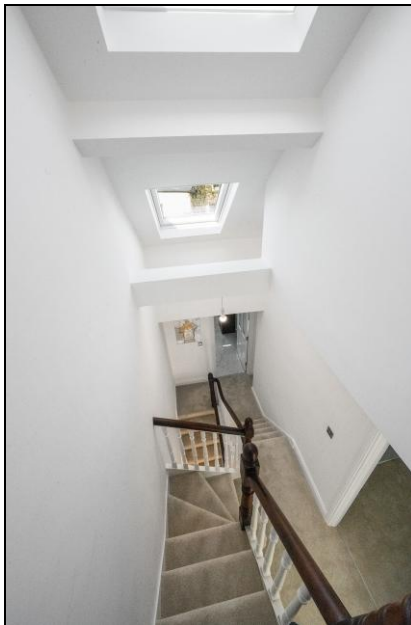
This 'new to the market' exceptional home, offers an opportunity to locate to one of the most sought after locations in Dublin. All of the amenities of Kilmainham Village with its array of local shops is just a few minutes' walk, as is the Phoenix Park and the Rialto LUAS stop is a 2 minute stroll.

All the work is done, and the bright well planned accommodation which has been carefully remodelled, offers an opportunity to acquire a superb home in walk in condition.



## ACCOMMODATION

<b>Porch</b>	Storm porch entrance door.
<b>Hall</b>	PVC entrance door. Herringbone laminate floor.
<b>Kitchen</b>	With range of fitted kitchen presses incorporating integrated fridge freezer, oven hob & extractor, dishwasher. Granite worktops. Recessed ceiling lights. Waste disposal unit to sink. Herringbone laminate floor. Open plan to Dining area.
<b>Dining</b>	With wood burning stove. Herringbone laminate floor. Wall light fittings.
<b>Living</b>	With roof light. Sliding PVC door to patio. Recessed ceiling lights. Herringbone laminate floor. Wall light fittings.
<b>Utility</b>	Plumbed for washing machine. Recessed ceiling lights. Guest wc & washbasin. Ceramic wall & floor tiles.
<b>Shower room</b>	With walk in shower, w/c & washbasin in vanity unit. Ceramic wall & floor tiles. Roof light.
<b>Bedroom 1</b>	
<b>En Suite:</b>	With shower w/c & washbasin, Ceramic wall & floor tiles. Recessed ceiling lights.
<b>Bedroom 2</b>	
<b>Attic</b>	With full stairs access
<b>Landing</b>	With roof lights.





## Some Features:

- A2 BER rating
- Totally remodelled & refurbished
- Air to water underfloor heating
- Solar panels to roof
- New PVC entrance door
- New PVC Triple glazed sash windows
- New Kitchen
- New Shower room
- New En Suite
- New Utility
- Re wired
- Re plumbed
- Newly decorated
- New wood, carpet, and tiled floors throughout
- Solid wood panelled internal doors
- Quality tiling to Bathrooms & EnSuite
- Wired for Electric car charging point
- Security cameras
- Downstairs w/c
- Storm porch door
- Attic room with stairs access
- Red brick elevation
- Distinctive window heads & cills to front
- Chrome electrical sockets & light switches
- Rear access
- Outside water taps
- Private rear patio
- LUAS at Rialto a 2 minute stroll



## Gross Internal Area:

c.103.5 sq.m. (c.1,108 sq.ft.)

## B.E.R.: A2

No. 114618960

EPI: 44.89 kWh/m<sup>2</sup>/yr



**O'Mahony**

## Negotiators:

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