

**Elliott &
FitzGerald**

(01) 661 4403

**6 Rostrevor Terrace,
Grand Canal Street Lower,
Dublin 2.**

FOR SALE by Private Treaty



- A truly delightful cottage awaiting refurbishment and modernisation, in a quiet cul-de-sac, ideally situated within a convenient south city location.
- Gross Internal Floor Area c. 32 sq.m. (344 sq.ft.)

RESIDENTIAL



11 LOWER PEMBROKE STREET DUBLIN 2

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DESCRIPTION

Comprising a terraced, single storey cottage fronting directly onto pavement with single storey return and enclosed rear yard.

This is a particularly appealing period, cottage style dwelling situated within this quiet cul-de-sac and which provides compact and easily managed accommodation within this desirable and much sought after residential location.

Situated within a convenient south city location the property is within easy walking distance of Westland Row train station, DART, the Georgian office locations of Merrion Square and Mount Street and major employers such as Google, and is also within easy reach of the IFSC and Georges Dock.

ACCOMMODATION

Reception room	3.085m x 2.365m (10'1" x 7'9")	Open fireplace
Living room	3.170m x 2.314m (10'5" x 7'7")	Open fireplace and back boiler
Bedroom (1)	3.149m x 2.328m (10'4" x 7'8")	Hot press and immersion heater
RETURN:		
Kitchen	3.094m x 1.692m (10'2" x 5'7")	Skylight, stainless steel sink unit, fitted presses and door to rear yard.
Shower room		Shower, whb & wc



For Identification Purposes Only

OUTSIDE: Rear yard.

VIEWING: Strictly by Appointment through Selling Agent

TITLE: Leasehold – 300 years from 1883. Ground Rent £4 (€5.08) p.a.

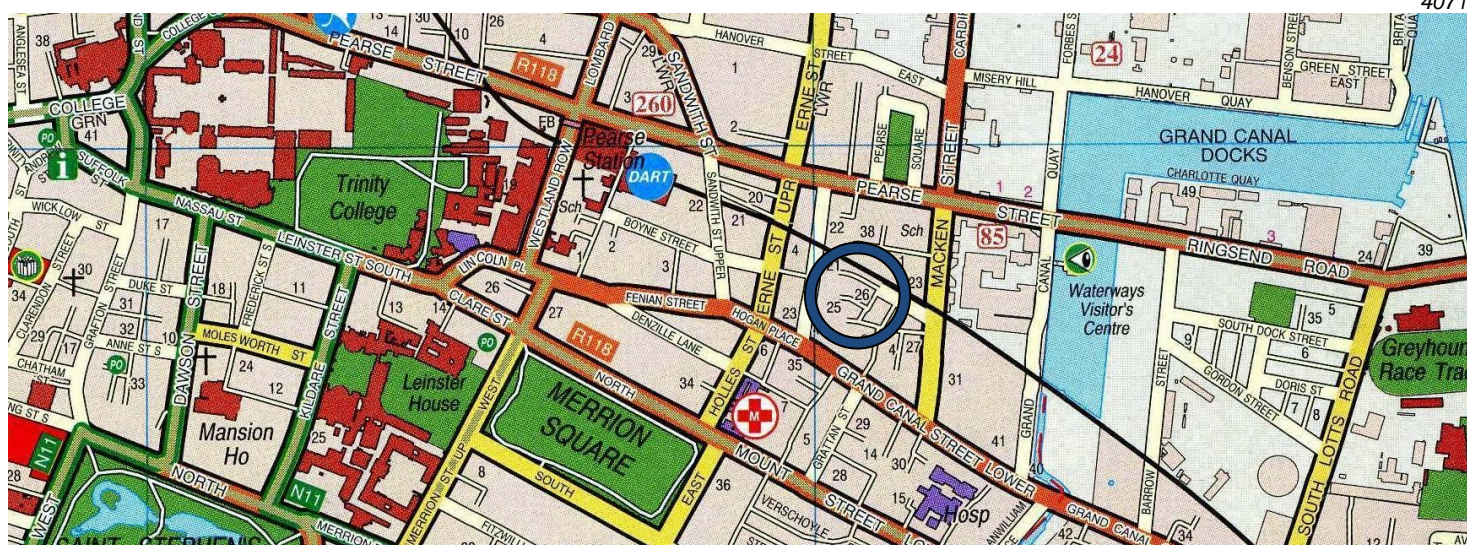
BER DETAILS: BER G
BER No. 106639610
Energy Performance Indicator: 763.89 kWh/m²/yr

PRICE: On application

Elliott & FitzGerald

AGENT: John C. Elliott
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EMAIL: john@elfitz.ie

LOCATION



These particulars are for guidance only and do not form any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this practice. We do not guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and other details contained herein and any prospective purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them.

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