

FOR SALE BY PRIVATE TREATY

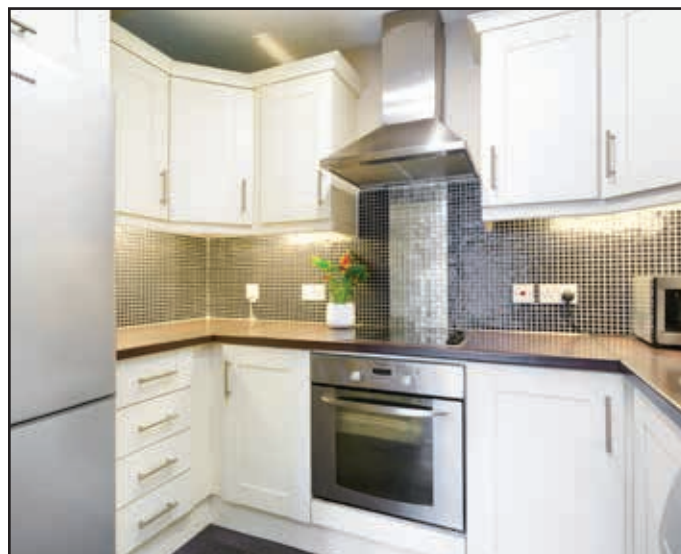


**40 HARCOURT GREEN,
CHARLEMONT STREET,
DUBLIN 2**



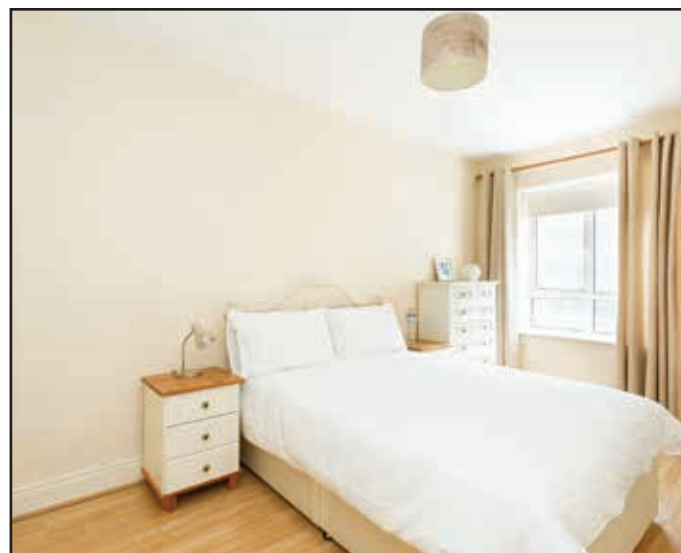
DESCRIPTION

Owen Reilly presents this most attractive, centrally located, one bedroom apartment ideally positioned between St Stephen's Green and the Grand Canal at Ranelagh. Number 40 is on the second floor with a westerly aspect and is presented in turn-key condition to include recently upgraded bathroom and kitchen. The accommodation briefly comprises an entrance hall with large storage cupboard, bathroom with electric shower, bedroom with built-in wardrobes, fully fitted kitchen and large living dining room with access to a sunny balcony. Harcourt Green is a quiet and well-maintained gated development with attractive landscaping. Must be viewed to be appreciated.



LOCATION

Harcourt Green benefits from an unrivalled location with many popular districts on the doorstep including the popular village of Ranelagh just over the canal bridge, the vibrant area around Camden Street with its many and varied eateries and St. Stephen's Green and Grafton Street with a great selection of shops. Nearby amenities including Trinity College, the National Concert Hall and the Iveagh Gardens are all a short walk away. The Luas line runs directly to Dundrum, Sandyford and Leopardstown. There is no shortage of bistros, bars, cafés and fashionable lifestyle shops within walking distance.



SPECIAL FEATURES

- Ten minutes' walk to St Stephen's Green and Ranelagh village
- Turn-key condition
- Generous balcony overlooking Charlemont Street
- West facing
- Fully fitted kitchen
- Adjacent to Luas stop
- Lift access to all floors



40 HARCOURT GREEN, CHARLEMONT STREET, DUBLIN 2.

ACCOMMODATION

Hall (3.60m x 1.02m)

Laminate flooring, ceiling coving, storage cupboard, telephone intercom.

Living/dining room (4.62m x 3.20m maximum)

Laminate flooring, ceiling coving and double doors to balcony.

Kitchen (2.72m x 1.80m)

Tiled splashback, range of wall and floor units, plumbing for washing machine, fridge freezer, oven, hob and extractor fan.

Bedroom (4.69m x 2.69m)

Laminate flooring, built-in wardrobes.

Bathroom (2.01m x 1.70m)

Tiled flooring, part tiled walls, wc, wb and bath with electric Triton T40i shower overhead, mirrored cabinet, access to hotpress.



VIEWING

By appointment

NEGOTIATORS

Owen Reilly &
Emer Costello

FLOOR AREA

c. 43.5 sq. m.

BER RATING

C3



Everything we touch turns to...

ALL ENQUIRIES

**4 Camden Market, Grantham Street,
Portobello, Dublin 8.**

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