



24 Erne Terrace, Off Pearse Street, Dublin 2.

 **HUNTERS**  
ESTATE AGENT

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# For Sale by Private Treaty

Hunters Estate Agents are delighted to present this charming two bedroom mid terrace cottage to the market. Situated in the heartland of Dublin's South Inner City, this delightful property offers an enviable location being close to many of the City's most prestigious amenities.

24 Erne Terrace extends to c. 53m<sup>2</sup> (570 sq.ft.) and offers relaxing light filled accommodation and includes entrance hallway, well equipped kitchen, living area, two bedrooms and bathroom.

Set just off Pearse Street, this attractive home offers a hugely sought after location in one of Dublin's most vibrant and trendy settings. Erne Terrace is only minutes from Holles Street Hospital, the Grand Canal Theatre, The O2, cafes, restaurants, the Green Line LUAS and both Pearse & Tara Street Dart stations to name but a few. The property also offers exceptional access to numerous education needs including Trinity College, The American College and UCD is easily accessed via the numerous bus routes serving this area. St. Stephen's Green, Grafton Street and Westmoreland Street are all within walking distance of this charming and irresistible property.

Viewing is highly recommended.

## SPECIAL FEATURES

- » Charming 2 bedroom mid-terrace cottage.
- » Well maintained and attractive property.
- » Gas fired central heating.
- » Approx. 53m<sup>2</sup> (570 sq.ft.).
- » Enviable city centre location.
- » Green Line LUAS and both Pearse & Tara Street Dart Stations within easy reach.
- » Easy access to numerous facilities including Holles Street Hospital, Trinity College, The American College, Grand Canal Theatre, The O2 and many cafés, restaurants and bars.
- » Within walking distance of St. Stephen's Green and Grafton Street





## ACCOMMODATION

### ENTRANCE HALLWAY

5.68m (18'8") x 1.0m (3'3")

Bright entrance hall with timber flooring, recessed lighting and feature glass brick wall. Hotpress.

### KITCHEN AREA

4.30m (14'1") x 3.60m (11'10")

Range of red high gloss wall and base units incorporating stainless steel sink with tiled splashback, built in Scholtes hob with stainless steel extractor fan, Microwelle Plus oven and Bosch washing machine. Free standing Bosch fridge freezer. Tiled floor and large skylights. Door to paved outdoor space.

### LIVING/DINING AREA

2.60m (8'6") x 2.40m (7'10")

Flooded with natural light from large skylights. Timber flooring.

### BEDROOM 1

3.45m (11'4") x 3.29m (10'10")

Double room with feature high ceilings, timber flooring and skylight.

### BEDROOM 2

3.97m (13'0") x 2.06m (6'9")

Timber flooring, built in wardrobe and skylight.

### BATHROOM

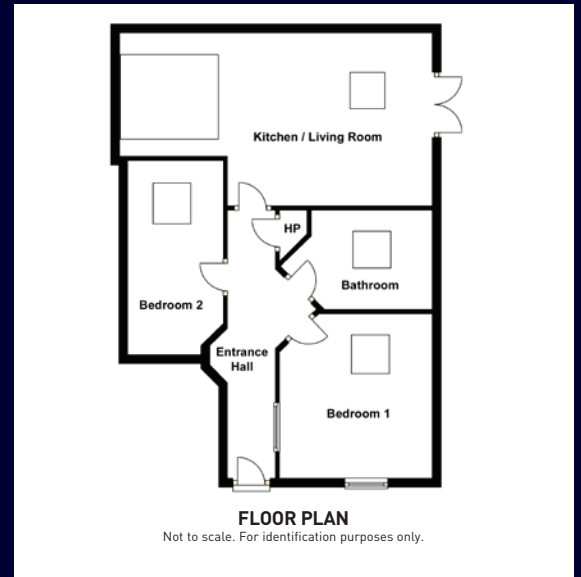
2.94m (9'8") x 2.07m (6'10")

Suite incorporating pedestal wash hand basin, bidet, large shower unit, heated towel rail and WC. Skylight, tiled floor and partially tiled walls.

### REAR YARD

Paved outdoor space.





### BER DETAILS

BER Rating: F  
BER Number: 107459455  
Energy Performance Indicator: 390.09 kWh/m<sup>2</sup>/yr

### DIRECTIONS

Travelling from Holles Street continue along Erne Street Upper and take the second left turn just after the railway bridge.

### VIEWING

Strictly by prior appointment only with sole selling agents, Hunters Estate Agent, City Centre on 01 6680008 or email: [info@huntersestateagent.ie](mailto:info@huntersestateagent.ie)

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