



**For Sale By Private Treaty**

**10 Primrose Street, Phibsborough, Dublin 7, D07 YY67.**

A truly unique property. Set to impress those who wish to invest, reside in, or both. Located just minutes from the heart of Phibsborough, this is an opportunity not to be missed. 10 Primrose Street comes to the market in pristine condition having been lovingly and expertly renovated and maintained. It will appeal to those wishing to transform this bonny corner site into their home, while also offering a rental opportunity. A two-storey property with two entrances. Primrose Street enjoys a south easterly aspect, ground floor double-glazed sash windows, permit parking and a public bike rack right outside the front door. This attractive period property's downstairs comprises entrance hall, 2 x double bedrooms with kitchen/living room and bathroom, while upstairs comprises 3 x double bedrooms with kitchen/living room and bathroom. The property can offer a mix of both investment and the appeal of a wonderful family home. There is potential to convert the attic subject to planning permission.



### Local Area

Within proximity of the buzzing neighborhood of Phibsborough, this vibrant village is rich in history, offering residents a real treat to explore the past. Its vibrant energy and young neighborhood offer anyone living there a wonderful opportunity to create memories of a lifetime. Just a moment away is the entrance to Blessington Street Park, which offers a chance to escape for a while. Phibsborough is both a commercial and residential neighborhood with redbrick architecture and modern buildings. Glasnevin is close by, as is Drumcondra, Cabra and Grangegorman. With the Mater Hospital, The Four Courts, DIT, Grange Gorman Campus, Trinity College and the city centre all within walking distance. Phibsborough is surrounded by excellent transport facilities.

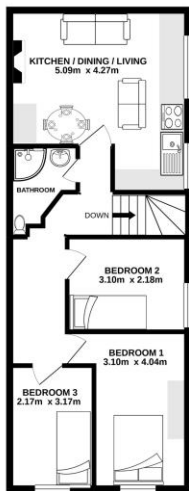


# LALOR

## ESTATE AGENTS



Ground Floor



First Floor

Where necessary, the floor area has been calculated on the basis of the finished carpeted area. Measurements of floors, walls, doors, windows, etc. are approximate only and should be taken on site for accuracy. Information is given for guidance only. The information is provided for general information only and is not intended to constitute an offer of any financial product. The information is provided for general information only and is not intended to constitute an offer of any financial product.



### Directions

Heading along the quay towards Dublin city centre, turn left onto Chancery Place. Turn right onto Chancery Street, turn left onto Arran Street E, left onto Mary's lane, right onto Halston Street. Heading north along Kings street N1, take a left onto Wellington Street Lower, continue to Primrose Street on your left.

### Downstairs

#### Entrance Hall

Approx. 3.45m x 1.64m / 11ft 4" x 5ft 5"  
Tiled floor entrance area, laminate flooring, two sash windows, curtains.

#### Kitchen/Living Room

Approx. 4.49m x 3.03m / 15ft x 9ft 11"  
Open-plan kitchen/living/dining room. Cream coloured fitted kitchen with beautiful, tiled splash back. Extractor hood, sash window, gas boiler, light fittings, curtains.

#### Utility Area

Approx. 3.44m x 1.56m / 11ft 3" x 5ft 1"  
Laminate worksurface, washing machine, drier, Light fitting, linoleum floor covering.

#### Bathroom

Approx. 2.034m x 1.912m / 6ft 8" x 6ft 3"  
Tiled floor and shower area. Trident electric shower in glass shower enclosure, wall mounted heater, extractor fan, W/C and WHB.

#### Bedroom 1

Approx. 3.45m x 2.940m / 11ft 4" x 9ft 8"  
Sash window, curtains, linoleum floor covering, light fitting.

#### Bedroom 2

Approx. 4.76m x 3.67m / 15ft 6" x 12ft 04"  
Sash window, curtains, linoleum floor covering, light fitting, mirrored wardrobe.

### Upstairs

#### Landing

Approx. 5.88m x 1.65m / 19ft 3" x 5ft 4"

#### Kitchen/Dining/Living Room

Approx. 5.09m x 4.27m / 16ft 7" x 14ft  
Open-plan kitchen/living/dining room. Pale beech coloured fitted kitchen with stainless steel effect splashback. Extractor hood, light fittings, curtains, Linoleum floor covering, appliances, skylight, and original fireplace.

#### Bathroom

Approx. 2.335m x 1.75m / 7ft 6" x 5ft 7"  
Tiled shower area. Rainfall shower head in glass shower enclosure, wall mounted heater, shaving light with socket, W/C and WHB, skylight, laminate flooring and dado rail.

#### Bedroom 1

Approx. 4.04m x 3.10m / 13ft 3" x 10ft 2"  
Laminate flooring, curtains, light fitting.

#### Bedroom 2

Approx. 3.10m x 2.18m / 10ft 2" x 7ft 2"  
Original wooden painted floorboards, curtains, light fitting. Bedroom 3 Approx. 3.17m x 2.17m / 10ft 5" x 7ft 1" Original wooden painted floorboards, curtains, light fitting.

#### Bedroom 3

Approx. 3.17m x 2.17m / 10ft 5" x 7ft 1"  
Original wooden painted floorboards, curtains, light fitting.

### Floor Area

Approx. 117m<sup>2</sup> / 1259.38ft<sup>2</sup>

### Built

c. 1899

### BER Details

BER: D1  
BER Number: 113779680  
Energy Performance Indicator: 228.02 (kWh/m<sup>2</sup>/yr)

### Services

Mains water and electricity.  
Gas supply.

### Title

Freehold.

### Local Schools

#### Creche/Montessori

St. Peter's Montessori  
Jonix Pre School  
The Children's Place Nursery  
Silver Spoon Pre School & Montessori  
Little People's Academy

#### Primary Schools

St. Peter's National School  
St. Mary's Primary School  
Educate Together National School  
Stanhope St. Primary School  
St. Gabriel's National School

#### Secondary Schools

Mount Carmel Secondary  
School St. Pauls CBS School  
Stanhope St. Girls St. Joseph's  
Belvedere College SJ St.  
Vincent's CBS School