

FOR SALE BY PRIVATE TREATY

# 2 MUCKROSS PARADE

PHIBSBOROUGH, DUBLIN 7 D07 Y1T1

Asking Price

€320,000



**Tom  
O'Higgins**  
ESTATE AGENT

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## 2 Bed – 1 Rec 60 sqm / 645 sqft

**ASKING PRICE €320,000**

2 Muckross Parade is a delightful split-level mid terrace cottage situated in this highly convenient location.

The flexible accommodation comprises a reception hall with a living room/bedroom off, stairs lead up to the second bedroom or down to a reception room, kitchen and bathroom. There is a yard to the rear with a southerly orientation and an access to the rear laneway.

Having been vacant for over two years the discerning purchaser could potentially avail of the vacant property refurbishment grant subject to a successful application.

Located just off North Circular Road, opposite the Mater Hospital Muckross Parade is superbly situated, close to Phibsborough Village. O'Connell Street is within comfortable walking distance and the area is host to a good selection of shops, pubs and restaurants. TUD Grangegorman and Trinity College are all easily accessible from this convenient address which is also well served by transport links with access to the N3 and M50 road networks close by and public transport with numerous bus routes passing by.

### FEATURES

- Vacant over 2 years
- In need of refurbishment
- Flexible accommodation
- Convenient to Dublin city centre
- Excellent transport links
- Gas fired central heating

### BER

F No: 110230513 428.19 kWh/m<sup>2</sup>/yr



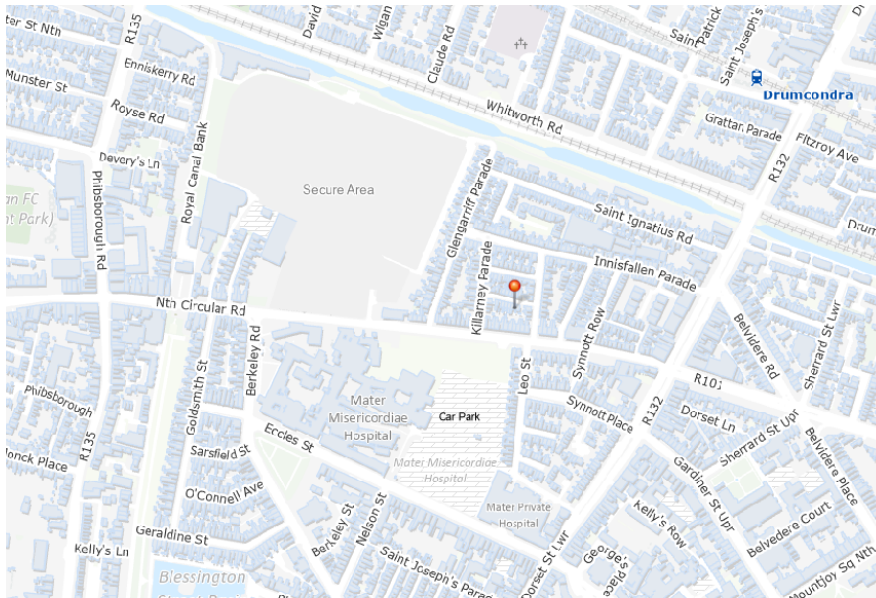
# ACCOMMODATION



Not to scale. For identification only.



## 2 MUCKROSS PARADE



# Tom O'Higgins

ESTATE AGENT

Negotiator

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