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For Sale by Private Treaty



12 Havelock Square, Sandymount, Dublin 4

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For Sale by Private Treaty

12 Havelock Square, Sandymount, Dublin 4

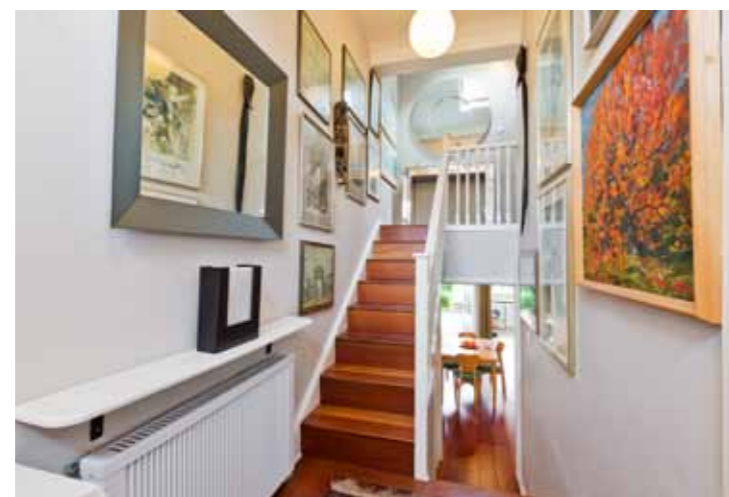


Allen & Jacobs takes great pleasure in bringing to the market this attractive, red brick, period villa style and split-level residence. This property is presented in excellent condition and has been extended to provide deceptively spacious well-proportioned light filled accommodation c.105sqm. Attention to detail has been applied throughout this property to create a charming warm home with notable features including many original features intact, high ceilings, two storey extension to rear and large secluded garden with rear vehicular access. The accommodation briefly comprises two reception rooms, kitchen/breakfast room, bathroom and two bedrooms. Beautiful landscaped gardens to the front and rear.

Havelock Square, a beautifully landscaped green off Bath Avenue is a highly sought after residential address in this hugely convenient location. With an abundance of amenities within walking distance including Grand Canal Square and Sandymount Village with its selection of bars, restaurants and boutique shops. The Aviva Stadium adds to the vibrancy of the location. The IFSC, Three Arena, Grand Canal and Lansdowne Road Dart stations, East link toll bridge, Ballsbridge and City centre are also just minutes away.

At A Glance

- Substantial villa style Victorian home
- Spacious accommodation measuring approximately 108sq/m
- Lovely and secluded rear garden with vehicular access
- Large two storey extension to rear
- Unrivalled location
- Close to all amenities
- Many period features intact
- Jabota Cherry floor throughout downstairs and stairs



Viewing

Strictly By Prior Appointment
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Negotiator

Andrew Allen MIPAV MMCEPI

Notes:

Accommodation

Reception hall: 4.65m x 1.55m: Fan light above front door.

Living room: 4.45m x 4.45m: Open fire with Chesney limestone fireplace. 13ft high ceilings.

Dining room/lounge: 6.09m x 4.44m: Open fire with Jasper Conran fireplace. Door to rear garden.

Kitchen/breakfast room: 3.62m x 3.04m: Extensive range of wall and floor units. Door to rear garden.

Landing: 4.51m x 2.65m: L-shaped landing with deep hot-press. Velux window.

Bedroom 1: 4.45m x 3.4m: Extensive range of built in wardrobes.

Bedroom 2: 3.62m x 3.04m: With pull-down double bed, fitted wardrobe and desk.

Family Bathroom: 3.3m x 2.4m: Contemporary bathroom suite with wc, whb and jacuzzi bath.

Outside

To the front there is a landscaped railed garden. To the rear is a very private, landscaped garden with rear vehicular access measuring approximately 18m in length.



GROUND FLOOR



1ST FLOOR

The information is provided for general information only and does not constitute an offer.

