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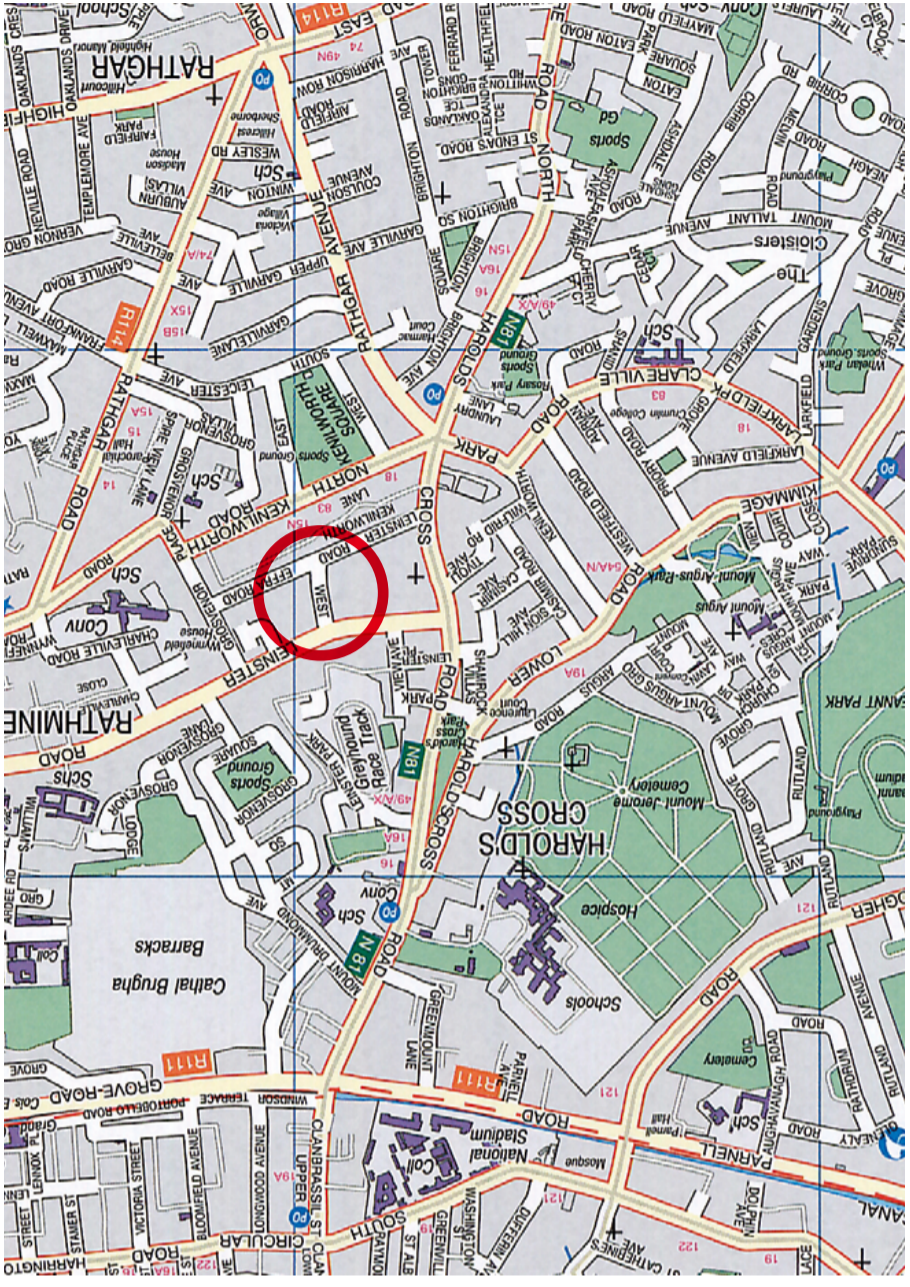
BER INFORMATION
BER D2.
BER No. 104338546.
EPI: 264.14 kWh/m²/yr.

VIEWING
By appointment with the joint agents Lisney 01-4924670 or Stokes Property 01-2334600.

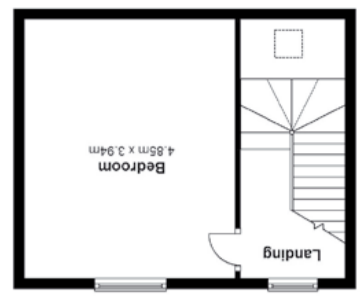
JOINT AGENTS

Stokes
PROPERTY

Lisney



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BER D2

Stokes
PROPERTY

DUBLIN 6 | 2 Le Bas Terrace, Leinster Road West

Lisney

A most attractive and charming brick fronted period residence located in this much sought after residential area adjacent to all the amenities that Rathmines has to offer in the heart of Dublin 6.

Number 2 has undergone a complete refurbishment and renovation project and now offers a wonderful combination of old world charm and contemporary design with bright well-proportioned accommodation extending to approximately 172 sqm (1,850 sqft)

Leinster Road West is a deservedly sought after residential area situated between Leinster Road and Effra Road within minutes walk of Rathmines with all it has to offer including a treasure trove of amenities and a superb choice of schools including the High School and Stratford College, Rathgar along with St. Louis and St. Mary's Secondary Schools Rathmines. Further amenities are available a little further afield at Rathgar with a wide variety of boutique style shops, restaurants and pubs. The city centre is within a very short commute as is access to the M50 opening up the national road network. Viewing of this very special property of immense appeal comes highly recommended.

Features Include

- Gracious period accommodation extending to 172 sqm (1,850 sqft).
- Many original period features intact.
- Gas fired central heating.
- Extensively refurbished and upgraded to the highest standards.
- Within minutes' walk of Rathmines Town Centre.
- Landscaped front and rear gardens.
- Double glazing throughout.



Accommodation

RECEPTION HALL: 1.8m x 5.1m (5'11" x 16'9") with ceiling coving, centre rose and polished timber flooring.

DRAWING ROOM: 4.1m x 4.4m (13'5" x 14'5") with painted cast iron fireplace with slate hearth, ceiling coving, centre rose, polished timber flooring and original window shutters. Steps down to

INNER HALL: 1m x 4.55m (3'3" x 14'11") with understairs storage cupboard.

DOWNSTAIRS WC: with whb with mirror over, wc, part tiled walls and tiled floor.

STORAGE/UTILITY: with plumbing for a washing machine.

LIVING/DINING ROOM: 4m x 4.7m (13'1" x 15'5") with timber fire place with cast iron and tiled inset tiled hearth, ceiling coving, centre rose and double doors out to the courtyard and rear garden

BREAKFAST ROOM: 2.95m x 4.5m (9'8" x 14'9") with recessed down lighting, double doors opening to the courtyard and arch through to the

KITCHEN: 2.9m x 3.7m (9'6" x 12'2") with high gloss white kitchen, 1 1/2 bowl stainless steel unit, integrated dishwasher, integrated fridge freezer, 4 ring stainless steel gas hob with extractor over and stainless steel oven beneath. Under counter lighting, recessed down lighting and roof light. Door leading to the courtyard and rear garden.



UPSTAIRS

FIRST FLOOR RETURN:

LANDING: 3m x 2m (9'10" x 6'7") with velux roof light, off which there is:

BATHROOM: with whb, wc, bath with shower attachment, large fitted mirror, fitted shelving, velux roof light, recessed downlighting and tiled walls and floors.

SHOWER ROOM: with whb, wc, large wall mirror and step in shower with recessed downlighting, hot press, dual emersion and timer.

FIRST FLOOR PROPER:

BEDROOM 3: 4m x 4.8m (13'1" x 15'9") with ceiling coving.

BEDROOM 2 (MASTER): 6m x 4.4m (19'8" x 14'5") with ceiling coving, high ceilings, cast iron open fireplace with slate hearth and window shutters.

SECOND FLOOR RETURN:

BEDROOM 1: 4m x 4.8m (13'1" x 15'9") with access hatch to the attic.

OUTSIDE

To the front, there is a pleasant lawned garden with part granite wall and railings and pedestrian access leading to the entrance hall. To the rear, there is a low maintenance landscaped walled and fenced garden in lawn and patio measuring approx. 6m x 5.5m (19'8" x 18'). Courtyard 7.7m x 9.5m (25'3" x 31'2").