

For Sale By Private Treaty



## 55 St. Joseph's Place

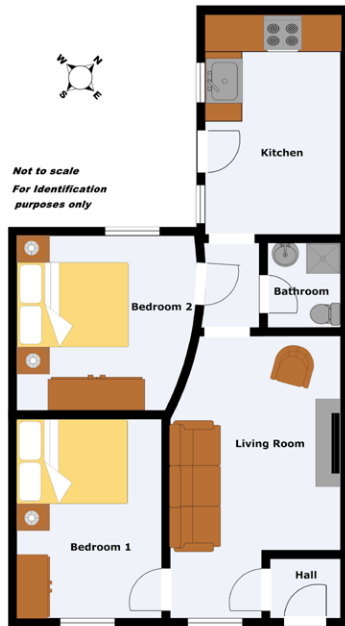
Off Dorset Street Upper,  
Phibsboro, Dublin 7



2 Bedroom Period Mid Terrace House  
c.42sq.m. / 450sq.ft.



**FINNEGAN**  
Menton



## Location:

St. Joseph's Place is just off St. Joseph's Parade which is between Eccles Street and off Blessington Street and Dorset Street Upper. Beside the Mater Hospital and the beautiful Dublin City Council Park.

## Description:

Red brick period 2 bedroom mid terrace house in excellent central location and in good decorative condition with small rear yard area.

Ideal starter home or smart city investment property.



## Features:

- Period house on quiet road.
- High Ceilings.
- Gas fired central heating.
- All kitchen appliances included.
- Beside Mater Hospital.
- Rear Yard c.2.7m x c.3.7m
- Ideal starter home or investment.
- 5 minutes walk to O'Connell Street.
- Period Cottage style home.
- Westerly facing rear courtyard area.

Floor Area: c.42sq.m. / 450sq.ft.

## Entrance Hall

c.1.18m x 1.06m

Coat rail, electricity and gas meters, alarm panel, telephone point, high ceiling.

## Living Room

c.4.86m x 3.00m

Elegant room with 3.5m ceiling height, feature brick wall, storage book shelves either side of the original chimney breast, fireplace is currently sealed up, timber floor, UPC TV point, film studio style wall and ceiling light fittings included, brushed chrome light switches.

## Kitchen / Breakfast Area

c.3.45m x 2.05m

White fitted kitchen units including Zanussi 4 ring gas hob, Zanussi oven, Belling extractor hood, Smeg red fridge freezer, wall and floor tiled, back door to rear, hotpress and storage in the kitchen press beside the fridge. Recessed lighting.

## Bathroom

c.1.34m x 1.28m

Fully tiled bathroom suite comprising shower with glass door and raised shower tray, wc, whb, chrome towel rail, mirror and vanity unit below sink.

## Bedroom 1 (Front)

c.3.30m x 2.33m

Double bedroom, high ceiling, window onto the street, timber floor, brushed chrome light fittings and ample plug sockets.

## Bedroom 2 (Back)

c.2.90m x 2.90m

Double bedroom, high ceiling, timber floor, brushed chrome light fittings and ample plug sockets, tv point and thermostat control panel.

## Utility Room

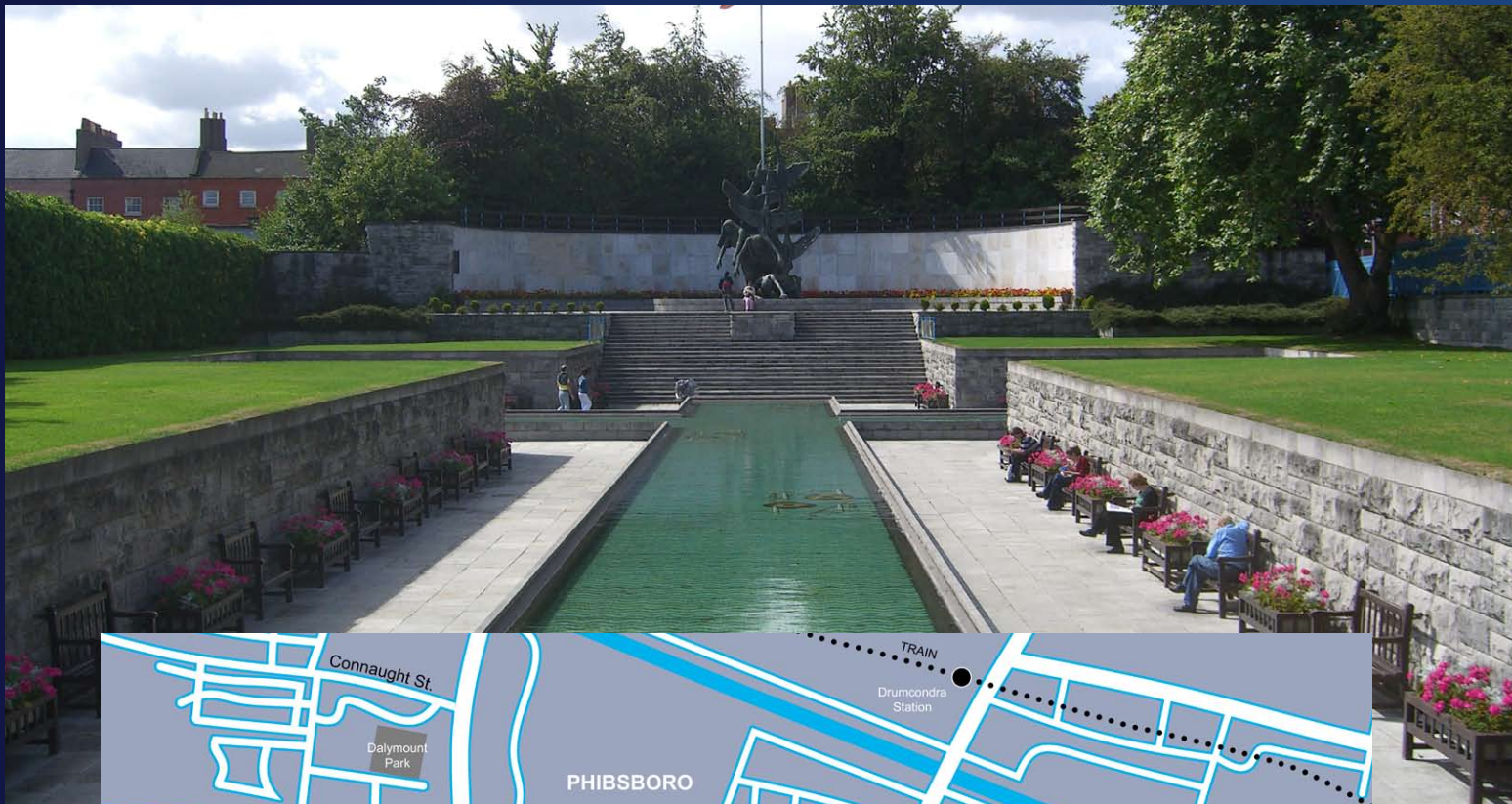
c.1.15m x 2.24m

Utility store room is in outside shed. Tricity Bendix washing machine, Hotpoint dryer, Amica Freezer unit, new Vokera gas boiler. This is not included in the house floor area measurement.

## Outside

Westerly facing rear court yard area with utility store room.





### Directions:

Just off St. Joseph's Parade which connects Nelson Street and Dorset Street Upper. Property is signposted.

### Heating:

Gas fired central heating.

### Car Parking:

On street parking.

### BER:

B.E.R.: G 550.86kWh/m<sup>2</sup>/yr  
B.E.R. Number: 107640989

### Viewing:

By appointment only with sole agents Finnegan Menton  
Contact Glenn Burrell on 01 614 7900

### Price:

On Application.



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