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**ALLEN
& JACOBS**



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For Sale by Private Treaty

3 Wilson's Terrace, off Meath Street, Dublin 8

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For Sale by Private Treaty

3 Wilson's Terrace, off Meath Street, Dublin 8.



Allen & Jacobs is delighted to present this charming 3 bed terraced residence providing well-proportioned light filled accommodation spanning c.54sqm/590sqft. Presented in good condition throughout.

Tucked away in a very quiet cul de sac, just off Meath Street, the location is extremely convenient to a host of amenities, including schools, colleges, parks, restaurants, shops, public transport and within an easy walk to St. Stephen's Green and Grafton Street. The LUAS red line is also within easy walking distance.

Accommodation briefly comprises; Living room, dining room, kitchen, bathroom and bedroom. Upstairs are two double bedrooms.

Ideal for those looking for an excellent centrally located home or investment with good rental return.

At A Glance

- Terraced residence
- Well-proportioned accommodation c.54sqm/590sqft
- GFCH
- Quiet cul de sac
- On street parking
- uPVC double glazed windows
- TV, internet & phone connection available
- Easy Walk to Grafton Street & St. Stephen's Green
- Close Christchurch Cathedral
- Minutes from the LUAS station
- Resident disc parking

Negotiator

Gary Jacobs MSCI MRICS



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
t : 2100360 f : 2789494
e : info@allenandjacobs.ie
w : allenandjacobs.ie

Notes:

Accommodation

Dining room: 3.05 x 2.40 Timber laminate floor, sky light

Living room: 4.00 x 2.85 Fireplace with gas fire, under stair storage

Kitchen: 2.55 x 1.66 Fully fitted eye & floor level press units, timber laminate floor, plumbed for washing machine

Bathroom: 2.55 x 1.85 Tiled walls and floor; w.c., w.h.b., shower cubicle

Bedroom 1: 2.85 x 2.58 Timber laminate floor

Upstairs

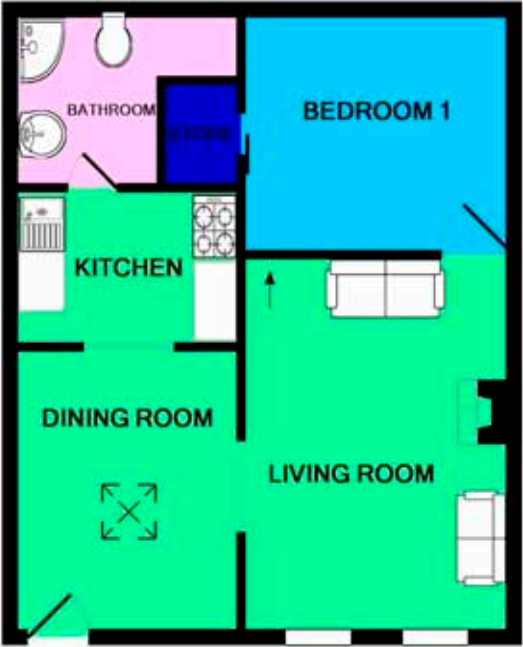
Landing: Access to attic via pull down ladder

Bedroom 2 (rear) 2.84 x 2.68 Timber laminate floor; fitted wardrobes

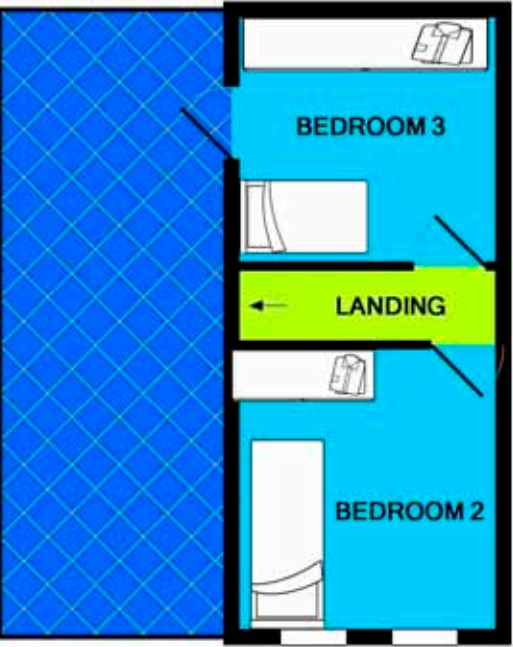
Bedroom 3: (front) 2.87 x 3.04 Fitted wardrobes and presses, access to roof garden

Outside

On street parking to front



GROUND FLOOR



1ST FLOOR

For Identification Purposes Only/Not To Scale
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