

FOR SALE By Private Treaty

19

Pembroke Lane, Dublin 2.



**Elliott &
FitzGerald**

01-6614403

BER **F**

SUMMARY



DESCRIPTION

Elliott & FitzGerald are proud to present No. 19 Pembroke Lane, Dublin 2 to the market.

A homely two storey with mezzanine mews in the much sought after location of Dublin 2 with parking to front, located in a quiet cul-de-sac and situated adjacent to a host of amenities including FXB's Restaurant, Coffee Angel, Flyefit Gym, Tesco Express, within a short stroll of St. Stephen's Green and Dublin's primary business and shopping districts.

On entering the property you will find the living room to your left, with large window to front, recessed lighting, and fireplace. To the rear of the living room you will find the kitchen, with ample wall and floor presses, under stairs pantry, access to toilet with whb & wc. Back to the front of the house you have a separate dining room, with feather stone wall and generous window to front. On the first floor you will find two large double bedrooms with vaulted ceilings creating a wonderful sense of space, together with a modern fully tiled bathroom with walk-in shower, whb & wc, built-in vanity unit and storage shelving. The landing has three large built in wardrobes creating ample storage space. A spiral staircase with Velux windows above drenching the area in natural light leads you to a mezzanine space, currently fitted out as a bedroom but can be used as office space or a space lounge area. The property extends to approximately 92.34 sq.m.

FEATURES

- Located in the Heart of the Dublin 2 Shopping and Business District.
- Walking distance to Grafton Street / St. Stephen's Green
- Parking to front.
- Electric Storage heating.
- Ample Storage
- Alarm



ACCOMMODATION

GROUND FLOOR

Entrance hall with central staircase.

Living Room

4.2m x 3.2m

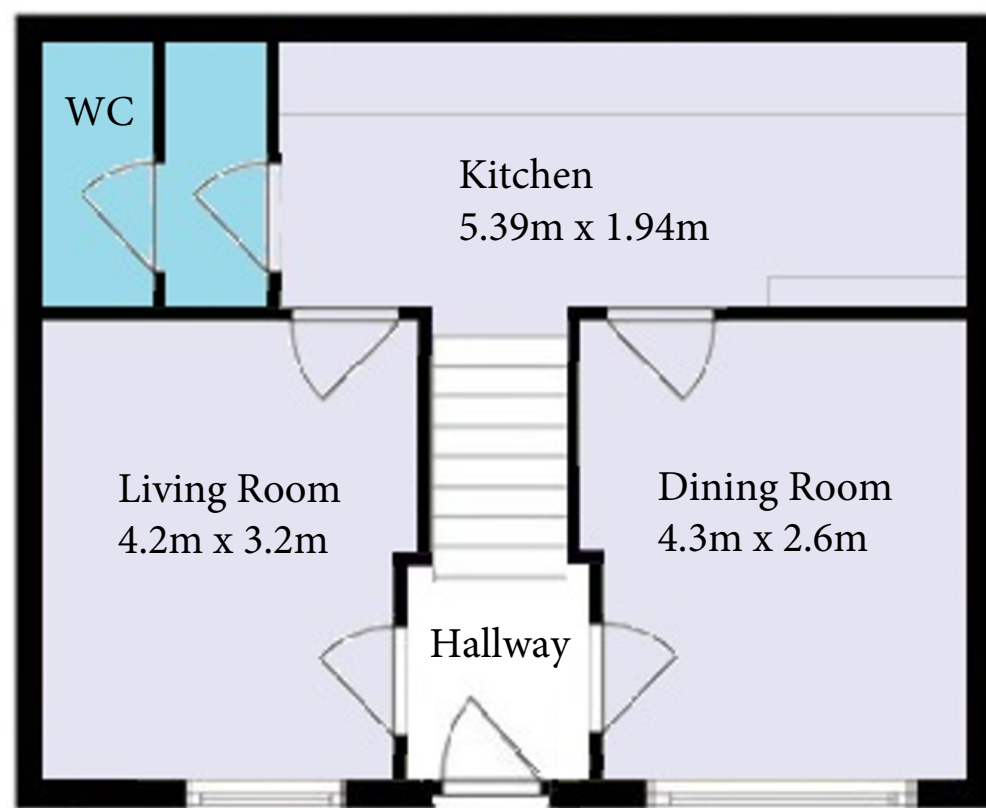
Dining Room

4.3m x 2.6m

Kitchen with fitted wall and floor presses.

5.39m x 1.94m

Toilet with whb & wc



FIRST FLOOR

Landing with storage presses and Velux windows and spiral staircase.

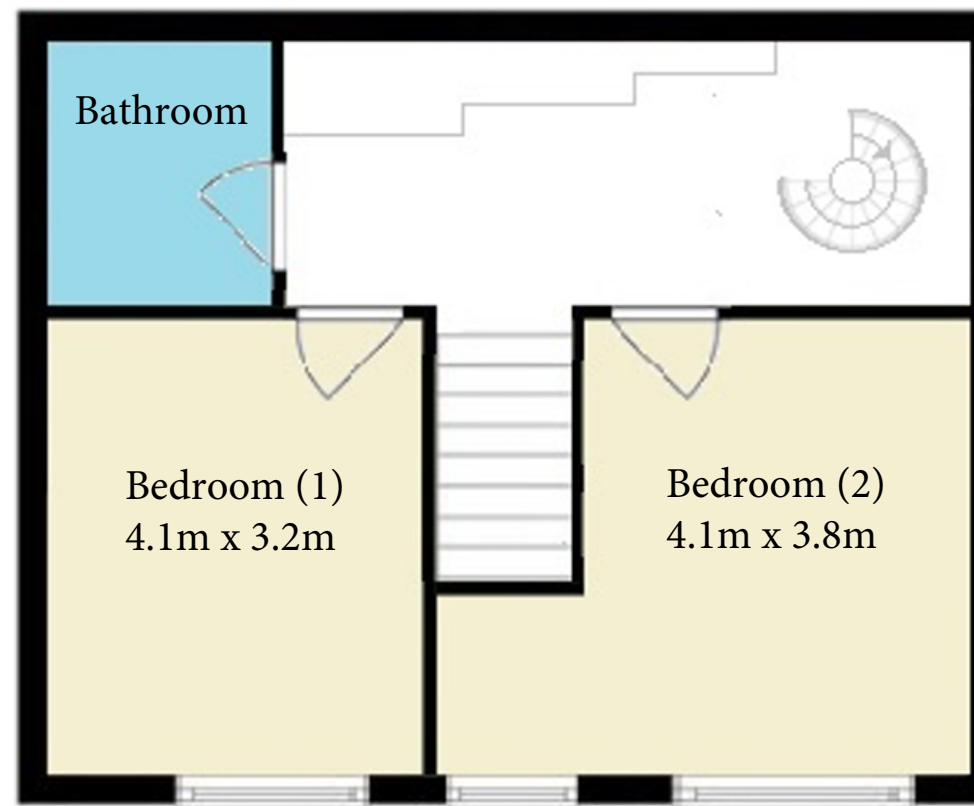
Front Bedroom (1) with timber panelled vaulted ceiling.

4.1m x 3.2m

Front bedroom (2) with timber panelled vaulted ceiling.

4.1m x 3.8m

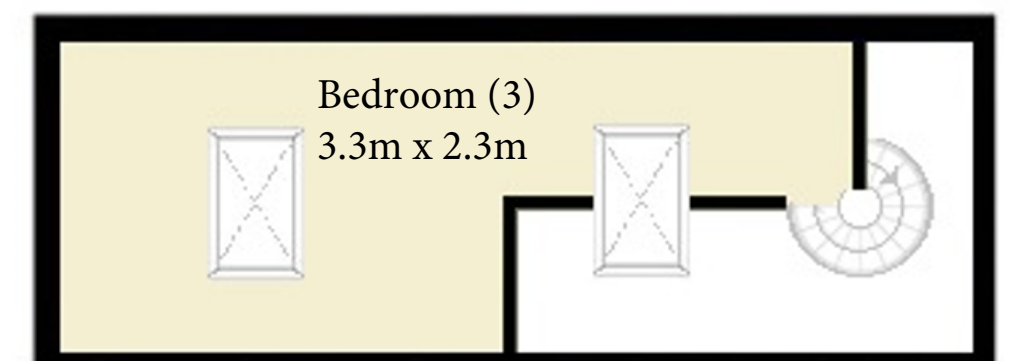
Bathroom with shower, whb & wc.



MEZZANINE FLOOR

Bedroom (3) with Velux windows

3.3m x 2.3m



For Illustrative Purposes Only - Not to Scale

DETAILS & LOCATION

METHOD OF SALE

The subject property is being offered for sale by Private Treaty.

PRICE

Available on application.

VIEWINGS

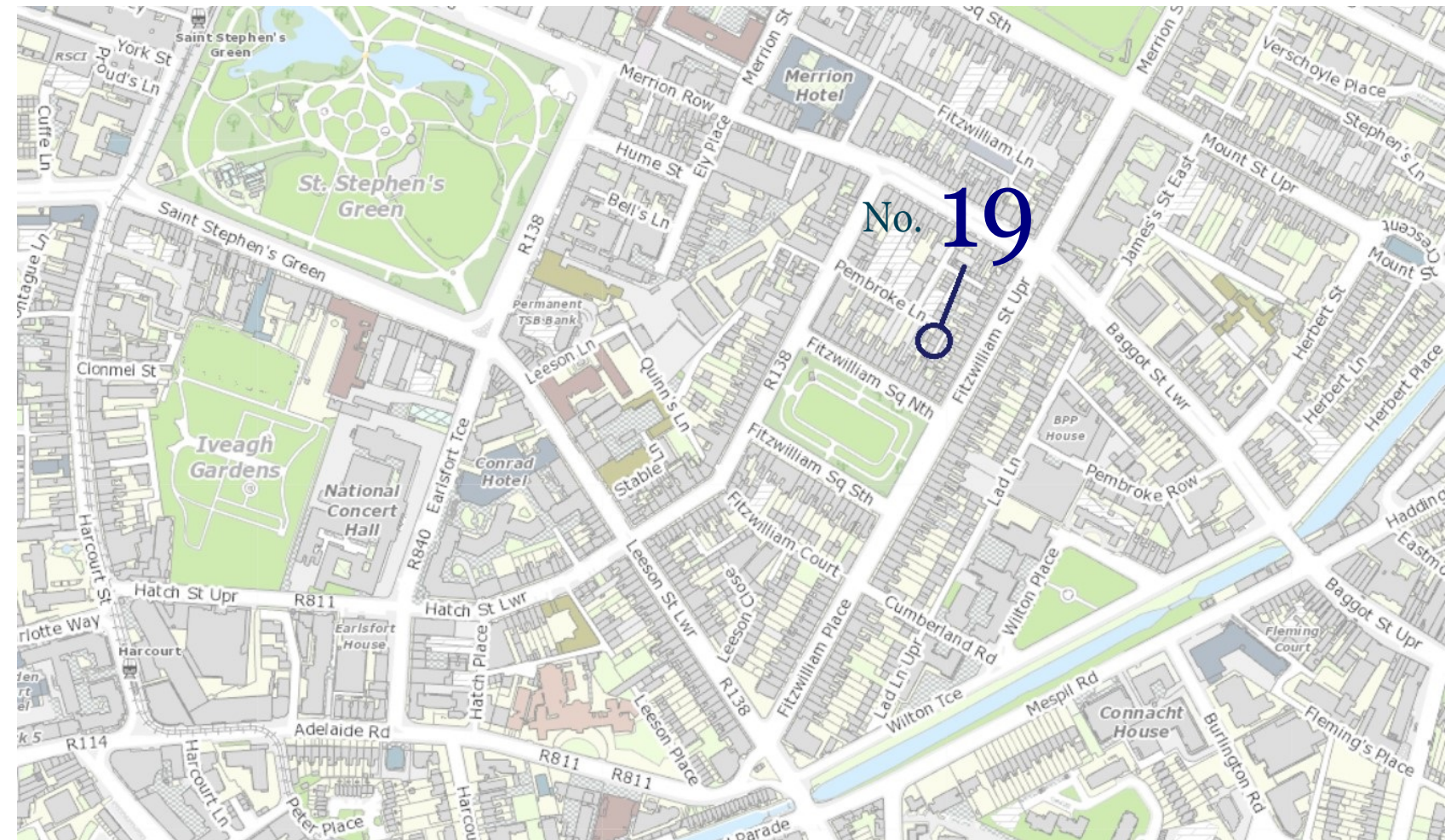
Strictly by appointment only.
Call us on 01-6614403.

TITLE

We understand that the title of the property is Freehold.

BER Details

BER F



PSRA No: 00329

11 Lower Pembroke Street,
Dublin 2, D02 Y958, Ireland
T: +353 1 6614403
www.elfitz.ie

CONTACT

John D. Elliott
E: johnd@elfitz.ie
T: +353 1 6614403
Ref: 4729J/24S



Viewings are strictly by
appointment through sole
selling agent.

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