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Allen & Jacobs Estates 107 Fosters Avenue, Mt. Merrion, Co. Dublin
T: +353 | 2100 360 F: +353 | 2789 494 info@allenandjacobs.ie www.allenandjacobs.ie



For Sale by Private Treaty



17 Cambridge Square, Ringsend, Dublin 4

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For Sale by Private Treaty

17 Cambridge Square, Ringsend, Dublin 4

Description

Stunningly presented three bed, end of terrace house in this ever-popular residential location. Extended and beautifully maintained by its current owners, the property now stands at 73 sq/m of wonderfully laid-out and light-filled accommodation comprising entrance hall, open plan living room/dining room, kitchen, three bedrooms and a bathroom. No. 17 also includes a very sunny west-facing rear garden and a side passage with shed.

Location

Location really couldn't be better with a host of amenities within walking distance including trendy Grand Canal Square, Ringsend Village and Sandymount Village, with its selection of boutique bars, restaurants and shops. The new Lansdowne Road stadium adds to the vibrancy of the location. The IFSC, O2, Grand Canal Dart station, East link toll bridge, Ballsbridge and City centre are also just minutes away. Finally, the wonderful amenity of Ringsend Park with its excellent facilities is a stone's throw away.

Special Features

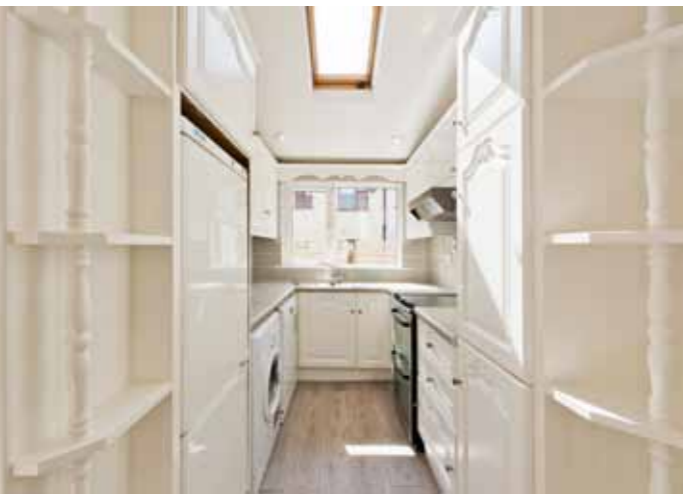
- Convenient and popular location
- End of terrace with side passage
- Gas fired central heating
- Double glazed windows throughout
- Stunning condition
- Excellent public transport including bus and DART
- Within walking distance of city centre

Floor Area

Approximately 65 sq/m

Negotiator

Andrew Allen MIPAV MMCEPI



Viewing

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

Notes:



Accommodation

Entrance Hall: 1.78m x 1.63m:

Living Room/Dining Room: 6.9m x 4.35m: Understairs storage. Feature fire place. Sliding patio doors.

Kitchen: 2.5m x 2.5m: Built in kitchen with extensive range of wall and floor units.

Guest wc: With wc & whb.

Landing: 2.4m x 1.83m: Hotpress with duel immersion.

Bedroom 1: 3.5m x 2.7m: With built in wardrobes.

Bedroom 2: 2.75m x 2.7m: With built in wardrobes.

Bedroom 3: 2.6m x 2.1m:

Bathroom: 1.83m x 1.77m: Modern bathroom suite with wc, whb and bath with shower.

Outside

On street parking to the front is complimented by a west facing rear garden approximately 6.4m long.



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