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For Sale by Private Treaty

40 Penrose Street, Ringsend, Dublin 4

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## For Sale by Private Treaty

# 40 Penrose Street, Ringsend, Dublin 4



Allen & Jacobs is delighted to present this charming brick façade terraced residence which is brought to the market in superb condition throughout. The property has undergone major upgrading in recent years to include: extension to rear, converted attic, new flooring and decoration throughout. The property provides bright, well laid out and light filled accommodation of c. 76sqm including attic. A small yard is coupled with the potential for a roof garden over kitchen extension.

Tucked away in a quiet residential enclave between Barrow Street and South Lotts Road, the location has become a hugely sought after location in Dublin city's most vibrant and trendy setting. This property is only minutes' walk from the Grand Canal Dock, The 3Arena, The Convention Centre, The CHQ building, Bord Gais Theatre, The Aviva Stadium, IFSC and Trinity College to name just a few. Excellent amenities include: selection of restaurants/cafes/bars, leisure facilities, water sports & marine facilities, parks, museums, libraries, schools and colleges. Public transport options are second to none with the Grand Canal Dock DART station around the corner and The Point LUAS only within easy walking distance.

Accommodation comprises; entrance lobby, living room, kitchen/dining room, utility room and guest wc. On the first floor are 2 bedrooms and a shower room while the attic room is currently used as a third bedroom..

Viewing highly recommended.

### At A Glance

- Charming brick façade property
- Presented in excellent condition
- Large extension to rear
- Converted attic
- GFCH
- Resident disc parking to the front
- Pedestrian rear access
- Phone & internet connection available
- Beside Grand Canal Dock
- Beside LUAS, DART & Aircoach
- Beside all amenities
- Quiet residential enclave

### 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: Attractive timber floor

Living room: 6.08m x 3.78m: Timber floor: Coal effect gas fire with timber mantle. Understairs storage.

Kitchen/Dining room: 4.17m x 3.44m: Built in kitchen with extensive range of wall and floor units.

Utility room: 1.27m x 0.8m:

Guest WC: 1.3m x 1.27m: With guest wc, whb.

### First Floor

Landing: Hotpress. Stairs to attic.

Bedroom 1: 3.83m x 2.8m: Built in double wardrobes.

Bedroom 2: 2.26m x 2.16m: L shaped single bedroom with fitted wardrobes.

Shower room: Contemporary bathroom suite with wc, whb and shower:

### Attic

Landing:

Room: 3.43m x 2.52m: Currently in use as bedroom with range of mirrored sliderobes.

### Outside

To the front is on street resident disc parking. To the rear is a small yard coupled with potential for large roof garden over kitchen extension.

