

BER EXEMPT



11 Pleasant's Street
Portobello, Dublin 8

Lisney | Sotheby's
INTERNATIONAL REALTY

11 Pleasant's Street, Portobello, Dublin 8

FOR SALE BY PUBLIC AUCTION

on Wednesday 29th May at 2.30pm in St. Stephen's Green House, Earlsfort Terrace, Dublin 2

A most attractive part brick fronted villa style period property enjoying well-proportioned accommodation (approx. 152 sqm. / 1,636sq.ft.) with features high ceilings and a generous rear garden (approx. 15m./49ft.) ideally located on a highly sought-after, quiet, and mature road only a short walk from St Stephen's Green and Grafton Street.

No. 11 is an instantly appealing mid-terraced Victorian townhouse which provides the new owner with huge scope and potential to create a very special period property full of the charm and character of the era within a short walk of St Stephen's Green.

Approached by an impressive flight of granite steps, the accommodation which extends to approx. 152 sqm (1,636sq.ft.) briefly comprises two reception rooms and a bedroom. At garden level, two further bedrooms and kitchen/breakfast room.

As previously mentioned, Pleasant's Street is a quiet and mature road enjoying a location of unparalleled convenience being less than a 10 minute walk from St Stephen's Green with a host of local amenities on the doorstep including schools, shops, restaurants, pubs, churches, and the Harcourt LUAS stop. All the amenities of Dublin City Centre are a short walk away including St Stephen's Green, Trinity College, Royal College of Surgeons, and The National Concert Hall to name but a few.

Features

- Attractive villa style period property.
- Highly convenient location on a quiet and mature residential road, only a short walk to St Stephen's Green.
- Well-proportioned accommodation with feature high ceilings (approx.3.35m / 11ft.).
- Generous rear garden approx. (approx. 15m/49ft).
- Floor area approx. 152 sqm/1,636 sq. ft.



Accommodation

Hall Level: Feature fan light over hall door

Reception Hall: 1.65m x 5.00m (5'5" x 16'5") with ceiling cornicing, centre rose, part wood panelled walls, inner arch with glazed panel doors.

Inner Reception Hall: 1.90m x 3.45m (6'3" x 11'4") with stained glass window.

Reception Room: 4.45m x 4.90m (14'7" x 16'1") with fireplace with tiled hearth, timber sliding sash windows.

Bedroom 1: 4.20m x 4.80m (13'9" x 15'9") with ceiling coving, centre rose, timber sliding sash windows with shutters.

Bedroom 2: 3.00m x 4.25m (9'10" x 13'11") with varnished timber floor. Door through to

W.C.

Garden Level

Lower Reception Hall: 1.70m x 5.80m (5'7" x 19') with wood panelled walls and ceilings.

Shower Room: Comprising shower, w.c., & wash hand basin.

Living Room: 4.15m x 4.65m (13'7" x 15'3") with tiled fireplace and tiled hearth and electric fire to front.

Lobby Area: with door out to the front garden and door to understairs storage.

Bedroom 3: 4.20m x 4.65m (13'9" x 15'3") with fireplace.

Kitchen/Breakfast Room: 3.00m x 4.20m (9'10" x 13'9") fitted with a range of timber presses, cupboards, drawers, display cabinets, worktop with two bowl stainless steel sink drainer unit, space for electric oven, four ring hob and extractor hood over, wood panelled walls and ceiling. Door to rear garden.

Outside: The front garden is railed and paved with shrubs and bushes. The generous rear garden extends to approx. 15m. (49ft.). It is well walled, paved with lawn area, raised flowerbeds, mature shrubs and bushes. Outside store.

Solicitor

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BER Information

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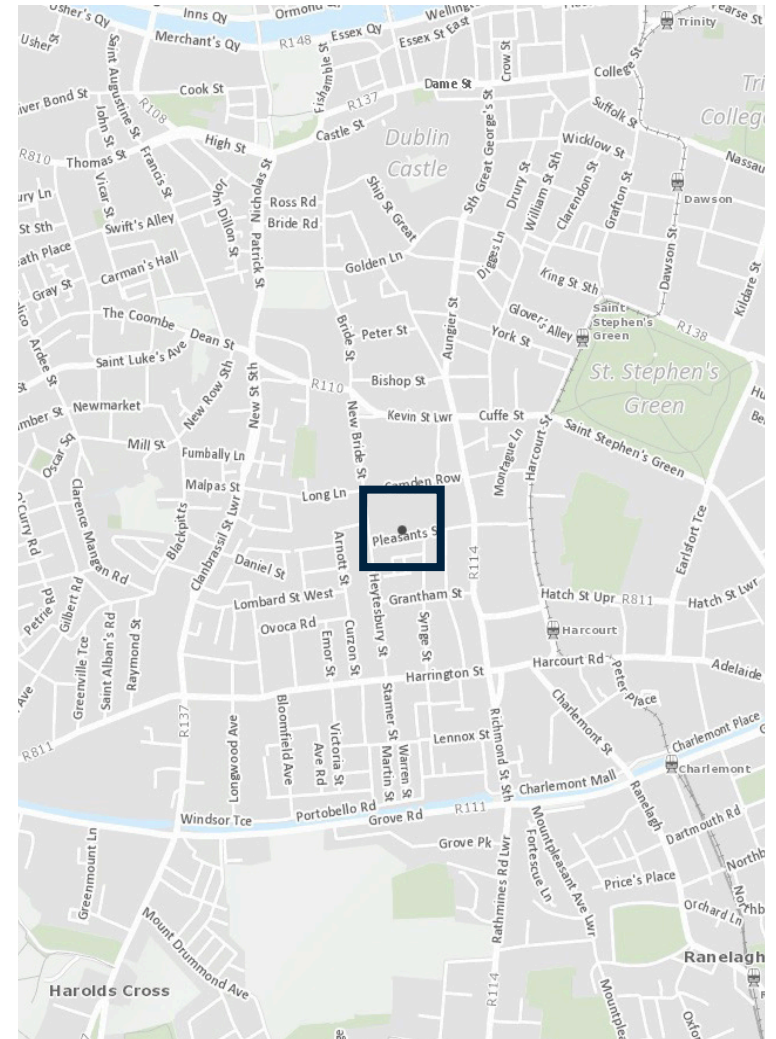
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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