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**For Sale by Private Treaty**



**69 St. Magdalen Terrace, Stella Gardens, Irishtown, Dublin 4**

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## For Sale by Private Treaty

# 69 St. Magdalen Terrace, Stella Gardens, Irishtown, Dublin 4



**Description** A wonderfully presented and extended three bed terraced cottage in this ever popular residential location. Boasting light filled accommodation of approximately 65 sq/m, no. 69 still offers its new owners a number possibilities to extend/convert subject to planning permission. The accommodation briefly comprises entrance hall, livingroom, kitchen/diningroom, three bedrooms and a bathroom. A garden to the rear measuring approximately 8.5m on both sides of existing extension completes the picture.

**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 Aviva 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 stones throw away.

### At A Glance

- Convenient and popular location
- Gas fired central heating
- Double glazed windows throughout
- Excellent possibilities to further extend/convert subject to planning permission
- Excellent public transport including bus and DART
- Within walking distance of city centre



### Viewing

Strictly By Prior Appointment  
Only With Sole Agents Allen & Jacobs  
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### Negotiator

Andrew Allen MIPAV MCEI

### Notes:

### Accommodation

**Entrance Hall:** 2.01m x 1.2m:

**Living Room:** 5.7m x 2.9: Feature open fire.

**Kitchen/Diningroom:** 5.28m x 2.59m: Built in kitchen with extensive range of wall and floor units. Two doors to rear yard.

**Rear Lobby:** 1.42m x 1.42m: Hotpress with duel immersion.

**Bathroom:** 1.84m x 1.42m: With wc, whb & shower.

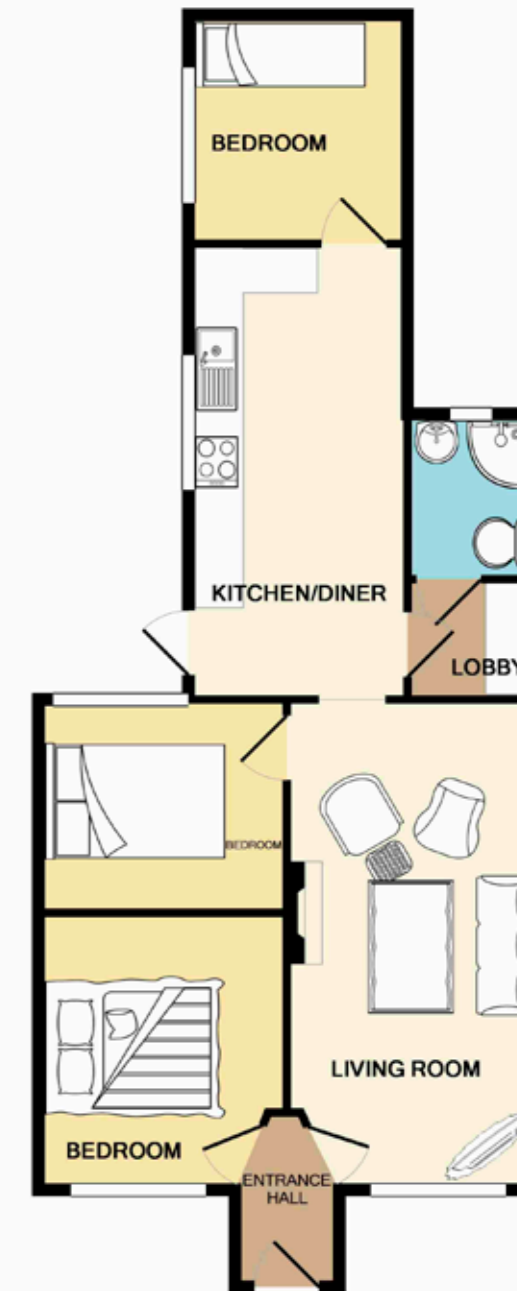
**Bedroom 1:** 3.16m x 2.92m: With open fire.

**Bedroom 2:** 2.92m x 2.38m:

**Bedroom 3:** 2.7m x 2.59m:

### Outside

Garden measuring approximately 8.5 m on either side of extension.



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