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For Sale by Private Treaty

79 Bath Avenue, Sandymount, Dublin 4

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For Sale by Private Treaty

79 Bath Avenue, Sandymount, Dublin 4

Allen & Jacobs is delighted to present this very attractive late Victorian family residence. The property boasts many features one would expect from a house of this period and has been well maintained over the years. It would benefit however from some modernisation throughout. The property also benefits from a large workshop/garage to the rear, accessed from a lane to the rear, which has previous commercial usage. A south facing rear garden (19.5m long) completes the picture.

A highly sought after location with an abundance of amenities on your doorstep. Close to the villages of Sandymount and Ballsbridge with their wide selection of quality restaurants and shopping, top schools and excellent transport facilities including the DART line. For those who enjoy the outdoors, Merrion Strand, The Grand Canal, Merrion Square and Herbert Park are all close by while the Aviva Stadium, The RDS, Baggot Street and Trinity College are all within a short stroll.

The bright and spacious accommodation (137sqm/1,475sqft) briefly comprises entrance hall, living room, dining room, breakfast room, kitchen, 3 bedrooms and bathroom.

At A Glance

- Very spacious accommodation (c. 137sqm/1,475 sqft))
- Large south facing rear garden (approx. 19.5m long)
- Unrivalled location
- Close to all amenities
- Gas fired central heating
- Re-roofed
- Many period features intact
- Large workshop/garage to the rear (suitable for variety of uses)

Negotiator

Andrew Allen MIPAV MCEI



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
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Notes:



Accommodation

Ground Floor:

Reception Hall: 8.16m x 2.00 Under stairs storage.

Living Room: 4.26m x 3.56m Tiled fireplace with gas fire

Dining Room: 4.35m x 3.18m Tiled fireplace with gas fire

Breakfast Room: 4.4m x 2.9m
Tiled fireplace with gas fire. With arch to ...

Kitchen: 2.63m x 3.05m
Modern kitchen with range of floor units, door to rear garden

Return:

Landing: 1.45m x 1.45m

Bathroom: 2.00m x 1.75m wc, whb & bath

Bedroom 3: 4.02m x 2.8m

First Floor:

Landing: 2.8m x 2.57m

Bedroom 1: 5.12m x 4.46 Open fire with cast iron mantle.

Bedroom 2: 4.38m x 3.4m Open fire with cast iron mantle.

Outside

To the front there is a railed garden. To the rear is a large south facing garden approx. 19.5m. There is a large workshop/garage to the rear, accessed from a lane to the rear, which has previous commercial usage



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