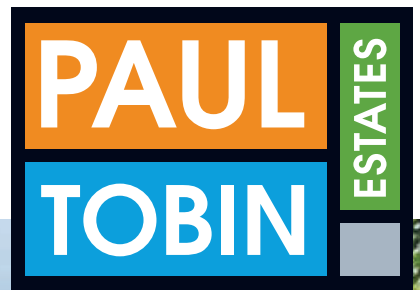


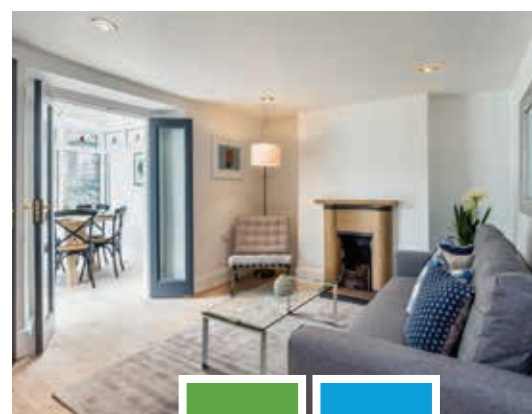
FOR SALE BY PRIVATE TREATY

Gross Internal Area: c. 86.71m² (c. 933 sq. ft)

BER Rating: F **BER Number:** 111259297 **EPI:** 441.1 kWh/m²/yr



30 Vavasour Square, Bath Avenue, Sandymount, Dublin 4



Two bedroom residence for sale in leafy Dublin Victorian square.

This villa style artisan residence, which dates back to the 1850's comes to the market full of charm and character, in a secluded Victorian hideway just off Bath Avenue.

Standing outside this charismatic double fronted property you would find it hard to believe that you are only moments away from its' lively surroundings and modern amenities. The backdrop of the Aviva Stadium against the charming period features & architecture is a surreal reminder of the wonderfully convenient and central location that this property boasts.

Vavasour Square is named after William Vavasour, who drained the salt flats of nearby Irishtown. There is a lovely sense of community on the Square and the houses are built around a low walled communal green, which residents can enjoy. There is also Resident parking around the Square.

The DART runs past Vavasour Square and Lansdowne Road Station is only a short walk away. Both Sandymount Village and Ballsbridge with their array of local shops, cafes, pubs & restaurants are within walking distance. The IFSC, City Centre, Google building, Grand Canal, the Aviva Stadium and 3 Arena are all nearby landmarks to name a few. There are several national schools in the area and Sandymount Strand is also within walking distance.

No. 30 is a two bedroom split level property with the current layout having two reception rooms plus a sun room to the rear. The original railings and gates border the front of the property and there are attractive landscaped gardens to the front and rear. There is also a side gate entrance and potential for off street parking.

Upon entering the property via the original granite steps and front door you arrive in the hallway and will immediately sense the originality and character that this property has to offer. Throughout the property there are a number of original features still intact, to include window surrounds with shutters, ceiling cornicing, original internal doors and three fireplaces. Off the hallway to the left is a formal sitting room, which boasts an original fireplace and window surround overlooking the front garden. To the right off the hallway is a further room currently presented as a bedroom, which too has a window looking out to the front of the property and a fireplace.



At the end of the hallway you step down to a less formal living area with a further fireplace and double doors, which lead out to the sun room. The sun room looks out to the lovely landscaped and private split level garden with patio area, lawn and mature trees and original stone walls. Hidden off the living room is a stairway to the attic room. The kitchen, utility room and bathroom are also to the rear of the property.

Extensive renovations and upgrades have been carried out on No. 30 to include internal plastering and insulation work, new guttering, complete redesign and landscaping of front and rear gardens, new flooring throughout, complete internal repaint, new kitchen appliances & worktops, new kitchen sink & tap, new internal door handles, locks & hinges, new radiator valves... the list goes on.

To arrange a viewing contact Selling Agents, Paul Tobin Estates on 01 902 0092.

FEATURES

- Original railings & gates to front of property
- Original front door
- Granite steps to front of property
- Original internal doors
- Original cornicing & skirting
- Original internal window surrounds to front of property
- Double glazed windows throughout
- Landscaped gardens to front & rear
- Side gate access
- Renovation & upgrade works carried out for market
- New flooring throughout
- Complete interior repaint in Benjamin Moore colour scheme
- New fascias, soffits & guttering
- 2 bedrooms
- 2 receptions / sun room
- Private yet highly convenient & central location
- Highly desirable location
- Short walk to DART on Lansdowne Road
- Close to local shops & amenities
- Residential permit parking
- Communal green in middle of Square
- Gas fired central heating

ACCOMMODATION

Hallway (1.17 x 4.39) – Original front door with glass window fan above, tiled floor, skirting, picture rail, ceiling cornicing, ceiling lighting, fuse box, attic access, heating control, radiator, doors off to front sitting room and bedroom, glass panelled door and steps down to back of property.

Front Reception / Bedroom (4.36 x 3.53) – New carpet, skirting, ceiling cornicing, original window surround & shutters, double glazed window, original fireplace, radiator, 3 double plug sockets, ceiling lighting. Currently presented as reception room.

Bedroom (4.35 x 3.48) – New carpet, skirting, ceiling cornicing, ceiling light, original fireplace, radiator, 3 double plug sockets, original window surround & shutters, double glazed window.

Rear Reception (3.47 x 3.48 / 4.60 longest width at door) – New wooden flooring, skirting, radiator, original fireplace, 4 recessed ceiling spotlights, 2 double plug sockets, storage cupboard, glass panelled door to utility area, door to attic bedroom, double glass panelled doors leading to sun room.

Storage Cupboard (0.72 x 0.86)

Sun Room (3.23 x 2.62) – New wooden flooring, skirting, double plug socket, double glazed window panels, double doors leading to garden.

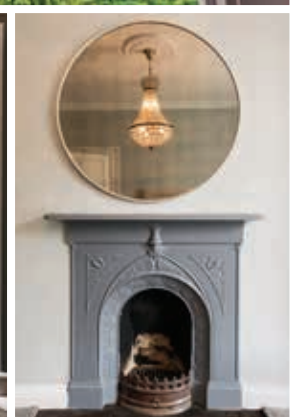
Utility Room (1.53 x 1.73) – Fitted wall units, work top, radiator, 2 double plug sockets, ceiling lighting, wooden flooring, under counter fridge and freezer, washer / dryer.

Bathroom (1.98 x 1.49) – Wooden flooring, bath, WC, basin, new shower screen, Triton T90 electric shower, fully tiled walls, shower attachment on bath taps, skylight, shaving light, radiator, 4 recessed ceiling spotlights, extractor fan.

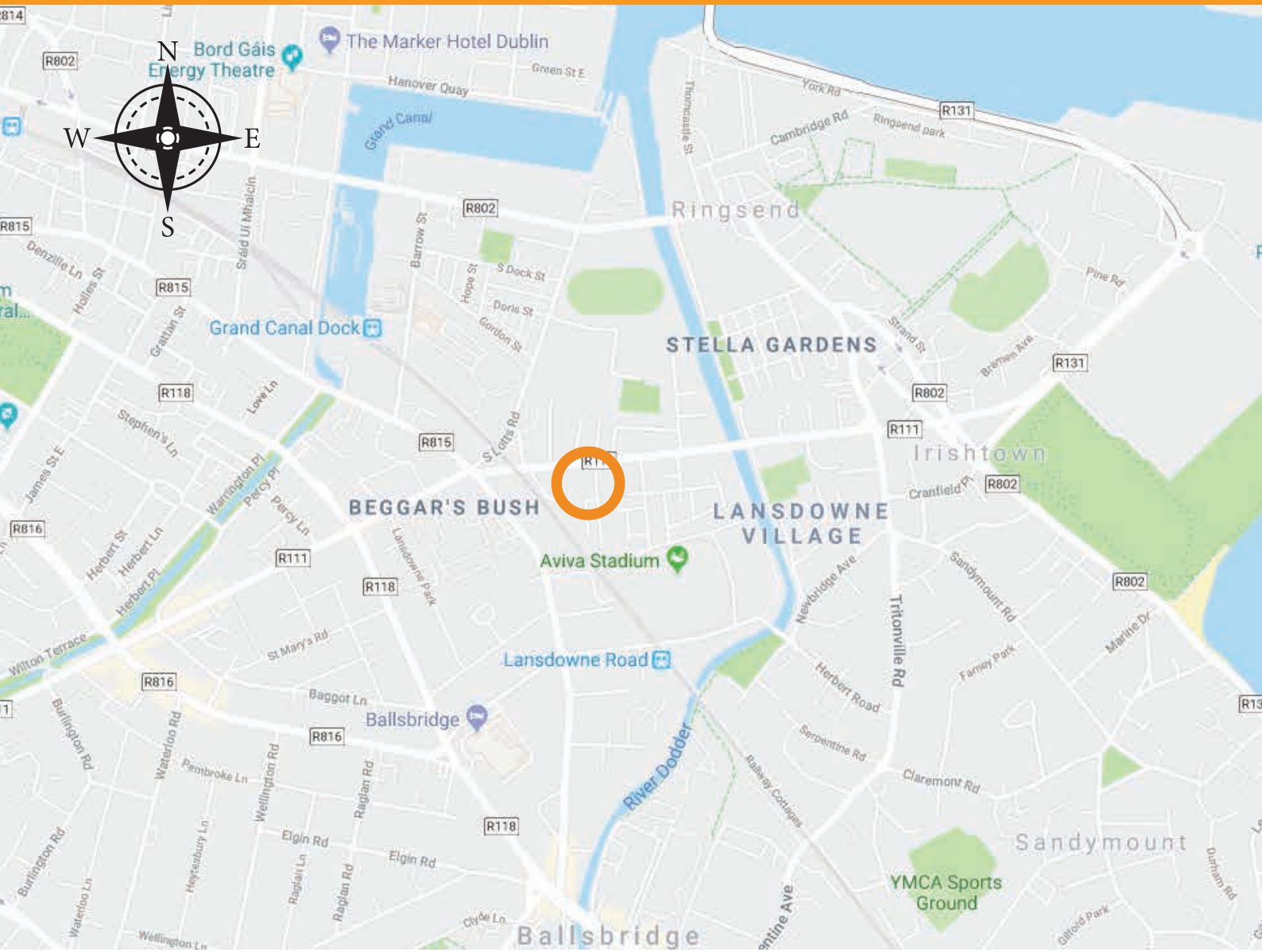
Kitchen (3.31 x 1.50 / 1.98 at back door) – Fitted units, work tops, ceramic white sink with ornate brass mixer tap, boiler, immersion tank, slimline dishwasher, free standing oven, breakfast bar, tiled splashbacks, wooden flooring, window overlooking garden, door to rear garden, ceiling lighting.

Attic Room (4.00 x 3.49) – New carpet, window plus Velux window, fitted wardrobes, skirting, 3 recessed ceiling spotlights, TV point, radiator, 2 double plug sockets. Currently presented as bedroom.









Boutique Estate Agent

PSRA Licence No: 003786-006878

Important Notice: Paul Tobin Estates for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- (i) The particulars are set out as a general outline for the guidance of intending purchasers or leasees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Paul Tobin Estates, has any authority to make or give any representations or warranty whatever in relation to this property.

Paul Tobin Estates
 Deanstown House, Main Street,
 Blanchardstown, Dublin 15.
T: 01 902 0092
E: info@paultobin.ie
W: www.paultobin.ie

