



19 LAURENCE COURT

HAROLD'S CROSS, DUBLIN 6W.



3



1



85 sq.m



(01) 490 3201



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

Laurence Court is an exclusive quiet development in the heart of Harold's Cross, situated fronting Mount Argus Road and in close proximity to Harold's Cross Village with a host of amenities including local shops restaurants sports clubs. There are excellent schools in the area easy access to all of Dublin's Universities including DIT Trinity DCU UCD. Public transport in the area is very well catered for with Dublin Bus 9, 16, 16d, 49, & 54a and provides easy access to the city centre.

DESCRIPTION:

J P & M Doyle are delighted to bring No 19 is a spacious, three bedroom, duplex with own door access, which extends to C.85 sq m / 915 sq ft. The property would make an excellent family home or would be equally suitable for an investor.

The property briefly consists of an entrance hallway, a lovely bright and spacious living room with feature fireplace, a separate modern open plan fitted kitchen / dining room with patio doors leading out to a veranda that is south facing and measures c.12.6 sq m / 136 sq ft. Upstairs comprises of a landing with hot press storage, three spacious bedrooms and family bathroom.

ACCOMMODATION

Entrance Hallway	4.3m x 0.78m	<i>Features Ceiling Coving & New Carpet Flooring</i>
Livingroom	4.01m x 3.1m	<i>Features Feature Timber Surround Fireplace With Marble Inset, Hardwood Oak Flooring ,Ceiling Coving,T.V. Point & Telephone Point.</i>
Kitchen / Dining room	5.05m x 3.44m	<i>Features Fitted Painted Shaker Style Floor And Wall Storage Units, With Stainless Steel Sink, Tiled Splash Back & Floor, Electric Single Oven & Hob, And Plumbed For Washing Machine And Dishwasher.</i>
Dining area		<i>Feature Hardwood Oak Flooring & Double Doors To A Large Veranda (c.11.54 sq m / 124 sq ft.)</i>
Storage closet	2.86m x 0.98m	

Upstairs

Landing	2.4m x 3.2m	<i>Max With Hot Press & New Carpet Flooring</i>
Bedroom 1	5.07m x 3.05m	<i>features hardwood oak flooring & fitted wardrobes</i>
Bedroom 2	2.26m x 2.41m	<i>features Fitted wardrobe & new carpet flooring</i>
Bedroom 3	2.7m x 2.17m	<i>features fitted wardrobe & new carpet</i>
Bathroom	2.2 x 1.7m	<i>features W.c , W.h.b ,Bath with Mira Electric shower, fully tiled.</i>





VIEWING:

BY APPOINTMENT ONLY

BER:

C2

MANAGEMENT FEES:

€750 per annum (approximately)

PRICE REGION:

€405,000



**JP&M
DOYLE**

Established. 1952

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PSRA Licence: 002264

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