



# 19 LAURENCE COURT

HAROLD'S CROSS, DUBLIN 6W.



3



1



85 sq.m



(01) 490 3201



[www.jpmdoyle.ie](http://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

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

## Upstairs

<b>Landing</b>	2.4m x 3.2m	<i>Max With Hot Press &amp; New Carpet Flooring</i>
<b>Bedroom 1</b>	5.07m x 3.05m	<i>features hardwood oak flooring &amp; fitted wardrobes</i>
<b>Bedroom 2</b>	2.26m x 2.41m	<i>features Fitted wardrobe &amp; new carpet flooring</i>
<b>Bedroom 3</b>	2.7m x 2.17m	<i>features fitted wardrobe &amp; new carpet</i>
<b>Bathroom</b>	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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