



BER E1

FOR SALE

2 BEDROOM RESIDENTIAL
MEWS COMPRISING
C.688 SQ.FT (64 SQ.M)
WITH PARKING IN PRIME
DUBLIN 2 LOCATION.

"THE LOFT"
4A, BAGGOT COURT,
DUBLIN 2,
D02 RR64

Description

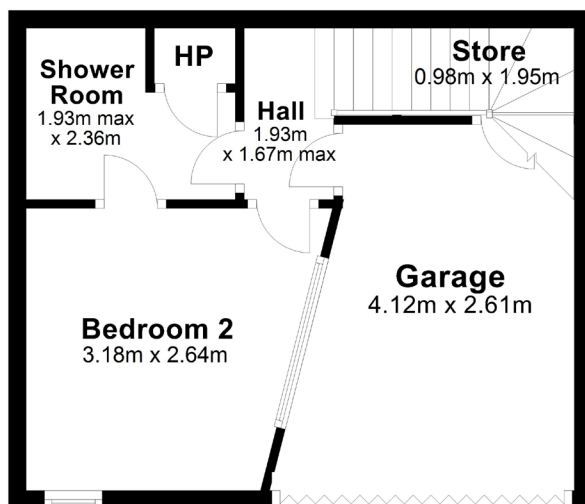
Situated in a prime City Centre location, minutes walk from St Stephens Green, The Loft's location is hard to beat. However despite being so central, the cul de sac lane it is situated on is exceptionally quiet. Accessible through an archway off Baggot Street Lower, "The Loft" was originally a coach house and was cleverly re-developed in the late 80's/early 90's into residential use. The property serves as a blank canvas, and would benefit from cosmetic renovation to bring it up to date and turn it into the City Centre pad it deserves to be. Consisting of 2 double bedrooms, large shower room, with an open plan living/dining and kitchen upstairs, the mews also has parking behind a secure roller shutter.

- Newly painted throughout
- Fitted kitchen with integrated appliances, open plan living/dining area area.
- Two double bedrooms, one on each floor
- Part-tiled shower room
- Balcony doors opening onto quiet laneway
- Vacant possession. Current PRZ rent cap is c. €1,627 per month
- Electric heating

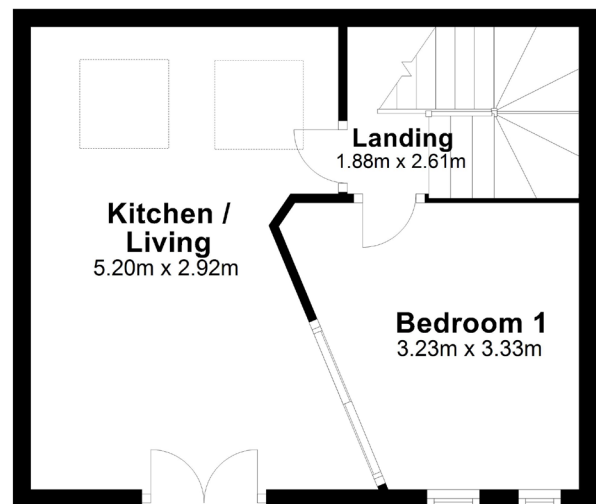


Accommodation

Ground Floor



First Floor



PRICE: €450,000.00

VIEWING: Strictly by Appointment

SIZE: 64 sq.m, including garage

BER: E1 BER No. 107222788

Energy Performance Indicator:

339.63 kWh/m²/yr

NEGOTIATORS:

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Location

Ideally located in the heart of Dublin 2 off Baggot Street Lower, every amenity you would expect is on your doorstep.

Many multinational companies are within a short walk, including LinkedIn Ireland at Wilton Place and Google and Meta in the Silicon Docks. The lush green spaces of Merrion Square Park, St Stephens Green and Iveagh Garden are all a short stroll, as is the Grand Canal with its walkways and cycleways.

There is also easy access to the LUAS via St Stephens Green, along with a host of bus routes, with the Dart accessible at Grand Canal Dock.



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