



2 Serpentine Mews, Serpentine Avenue,
Ballsbridge, Dublin 4.

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent are proud to bring to the market this charming three bedroom townhouse, set in an enviable location in the heart of Dublin 4.

2 Serpentine Mews extends to approx. 60 sq.m. / 646 sq.ft and comprises entrance hallway, kitchen, living room, 3 bedrooms and bathroom. This lovely home is well presented, although is in need of some modernisation and redecoration throughout. Externally, there is off street parking to the front of the property while to the rear is a sunny south facing garden, offering an ideal location for entertaining or al fresco dining.

Enjoying an enviable location, the property benefits from one of Dublin's most popular and convenient locations with an excellent choice of amenities being within walking distance. Just some of the amenities include the excellent boutiques, shops and restaurants in Sandymount and Ballsbridge Villages, R.D.S., Lansdowne Road (Aviva) stadium and Sandymount DART Station. Many of the city's principle schools are also close by including Star of the Sea (boys), Lakelands (girls) and St. Matthew's (mixed) primary schools as are many of Dublin's commercial centres such as the I.F.S.C. and South Docks I.T hub. The property also benefits from being within 15 minutes' drive of Dublin Airport via the Port Tunnel.

Viewing is highly recommended.

SPECIAL FEATURES

- » Charming 3 bedroom townhouse.
- » Approx. 60 sq.m. / 646 sq.ft.
- » Well-presented although in need of some modernisation and redecoration throughout.
- » Off street parking
- » Sunny south facing rear garden.
- » Within walking distance of Ballsbridge & Sandymount Villages and all their amenities including Aviva Stadium, R.D.S. and numerous shops, boutiques and restaurants.
- » Close to many of Dublin's commercial centres such as the I.F.S.C. and South Docks I.T. hub.



ACCOMMODATION

ENTRANCE HALLWAY

2m x 4.37m

Bright entrance hallway with laminate flooring and under stairs storage.

KITCHEN

2.64m x 2.56m

Fitted kitchen offering an array of wall and base units with stainless steel sink unit, extractor fan and washing machine. Double doors leading to :-

LIVING ROOM

2.89m x 4.77m

Bright area featuring open fireplace with wooden surround and marble heart & insert, UPC connection. Double doors leading to rear garden.

FIRST FLOOR

LANDING

BATHROOM

1.89m x 1.78m

Incorporating w.c., w.h.b. and Triton electric shower.

BEDROOM 1

2.87m x 2.99m

Carpet flooring and fitted wardrobes overlooking the rear garden.

BEDROOM 2

2.88m x 2.47m

Carpet flooring and fitted wardrobes set to the front of the property.

BEDROOM 3

2.27m x 2.26m

Carpet flooring set to the front of the property.



OUTSIDE

FRONT GARDEN

Small lawned area to the front with off street parking for 1 car.

REAR GARDEN

4.89m x 8.65m

Sunny south facing rear garden laid in lawn and surrounded by timber fencing.

BER DETAILS

BER Rating: E1

BER Number : 104925961

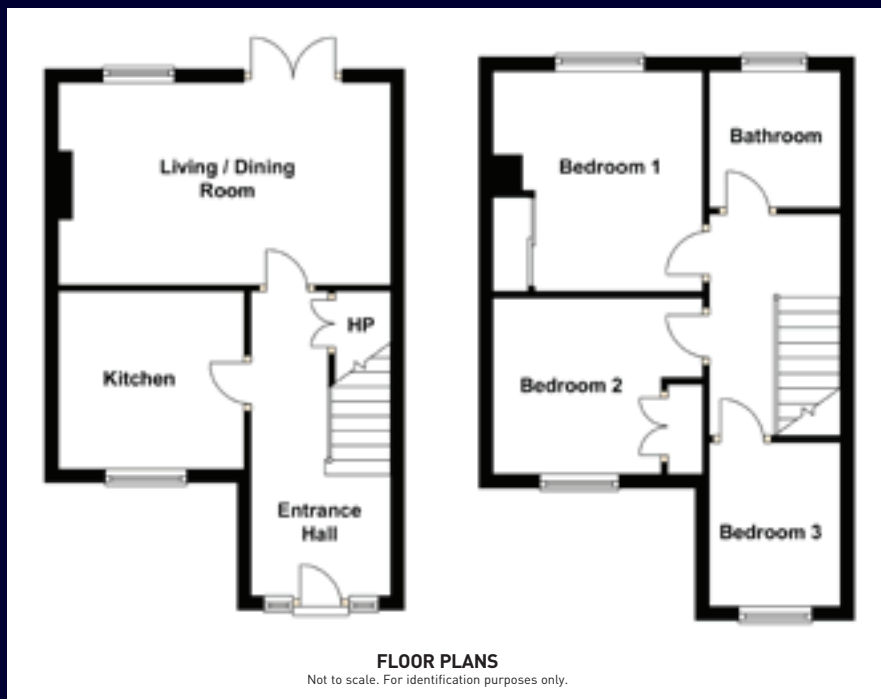
Energy Performance Indicator : 323.59 kWh/m²/yr

DIRECTIONS

Travelling from City Centre through Ballsbridge take a left turn at AIB Bank Centre onto Serpentine Avenue. Proceed along Serpentine Avenue and continue over the railway track and take the next left onto Serpentine Park. 2 Serpentine Mews is immediately on your left hand side.

VIEWING

Strictly by prior appointment only with sole selling agent, Hunters Estate Agent, City Centre on 01 668 0008 or email info@huntersestateagent.ie



FLOOR PLANS

Not to scale. For identification purposes only.



Aviva Stadium



Sandymount Green

HUNTERS

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PSRA Licence no: 001631



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