



10 Emmet Street, Harolds Cross, Dublin 6 D06K634

Beirne
& Wise

For Sale By Private Treaty



Beyond the hall door of this attractive, extended mid-terrace cottage lies a bright and deceptively spacious home, superbly extended and refurbished with an ultra-contemporary interior. It has been renovated from top to toe - a total transformation in 2022 with an amazing BER A1 energy rating. The extended accommodation (69sq. m./742 sq. ft.) comprises; entrance hall, open plan living / dining room, open to stylish kitchen, with two bedrooms - one ensuite and a luxury shower room. There is a secluded courtyard style walled rear garden with a north westerly aspect.

No 10 has location on its side. Nestled away in this quiet, traffic-free enclave on the city end of Harold's Cross, off Mount Drummond Avenue - a mature and established neighbourhood. It is only a 20 minute walk from Christchurch, residents enjoy many local amenities including restaurants, cafes and green spaces. A leisurely walk / cycle along the canal provides easy access to Portobello, Rathmines and Ranelagh while a host of public transport routes make easy commuting into the city centre and beyond.

Special Features

- Recently refurbished and extended to an excellent standard.
- Attractive laminate flooring through with tiled floors in shower rooms.
- Air to water heat pump system and solar panels.
- Highly insulated with an enviable BER rating of A1
- Secluded courtyard style garden to the rear with a north westerly aspect
- Excellent location close to city centre.

Accommodation

HALL

Inviting hall with laminate flooring, generous built-in storage closet with mirrored sliding doors and a roof light well positioned towards the end of the hall.

KITCHEN

3.58m x 3.54m

Well designed with a selection of wall and floor mounted shaker style units with tiled splash back incorporating a built-in oven and ceramic hob with overhead extractor, an integrated dishwasher and a series of floor to ceiling units with an integrated fridge/freezer, space for a washing machine and dryer. The hot water cylinder for the solar panels is also located here. The laminate flooring is carried through from the hall. Open to;





LIVING/DINING

4.45m x 3.98m

Spacious room with ample room for living and dining -again with laminate flooring and recessed down lighters with French doors to patio garden. A free standing wood burning stove with stone cladding background provides a focal point for this comfortable room.

BEDROOM ONE

4.25m x 2.56m

This is the principal bedroom overlooking rear garden with laminate flooring and access to;

ENSUITE

Well appointed, with tiled floor, partial wall tiling with suite comprising; large shower cubicle with thermostatic shower valve, vanity wash hand basin with overhead mirror and close coupled w.c.

BEDROOM TWO

2.87m x 2.71m

Small double room to front with laminate flooring.

SHOWER ROOM

Similar to ensuite with floor tiling, suite comprising; shower cubicle, vanity wash hand basin and w.c.

REAR GARDEN

L-shaped, quite sheltered with attractive timber cladding on exterior of the cottage with artificial grass throughout. There is a metal clad shed and the heat pump unit is located outdoors.

BER

Number: 106129737

Output: -6.97 kWh/m²/yr.





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