



BER C3

11D Grosvenor Lane,  
Rathmines,  
Dublin 6

owenreilly

For Sale By Private Treaty



## 11D Grosvenor Lane, Rathmines, Dublin 6

### DESCRIPTION

Stunning, two bedroom, three bathroom, mews property superbly designed and finished with off street parking behind a remote control gate and a south facing garden. Hugely sought after location just off Leinster Road close to Rathmines Village with a host of amenities on the doorstep. Features include an amazing 5.6m high ceiling in the living room, under-floor gas heating, SieMatic kitchen with Neff appliances, three luxury bathrooms with quality fittings and an attractive garden with sunny aspect. Interior comprises hallway, guest bathroom, open plan living/dining/kitchen with vaulted ceiling, two double bedrooms and en-suites..

### LOCATION

Quiet, mature residential setting just minutes from Rathmines, Rathgar and Harolds Cross with the city centre on the doorstep. A range of cafes, restaurants, parks and schools are all within easy walking distance. The property is adjacent to a host sports clubs with Portobello GAA Club, Stratford Lawn Tennis Club, Leinster Cricket Club and Kenilworth Bowling Club all within walking distance from the property. The Swan Shopping Centre is also just a short walk way making this property the ideal home for young couples or as an investment opportunity given its location.

### FEATURES

- Off street parking behind security gates
- Premium Dublin 6 Location
- Short walk to Luas Stop
- South facing garden
- Spacious well-proportioned accommodation
- Stylish kitchen with Neff Appliances
- Turn-key condition
- Under-floor heating
- Vaulted ceiling in living room

**FLOOR AREA:** 85 SQ. M.

**BER:** C3

### NEGOTIATOR

Owen Reilly



## ACCOMMODATION

### Entrance Hall

(1.28m x 3.04m)

Welcoming entrance with alarm and tiled flooring, solid oak front door.

### Guest WC

(1.94m x 1.53m)

WC, WHB, tiled flooring.

### Living room

(7.24m x 8.03)

Impressive open plan room with an amazing 5.68m high ceiling which floods the room with natural thanks to the large windows. Walnut flooring in the living area and marble tiling in the kitchen/dining area. Access to south facing garden with a paved patio area and a lawn.

### Kitchen

Stylish Siematic kitchen with Neff appliances including washing machine, oven, hob, hood, fridge freezer and dishwasher. Island unit, spot lighting and solid work tops. Access to patio area (3.27m x 3.01m) and rear pedestrian access.

### Bedroom 1

(3.19m x 3.29m)

Bright double bedroom with timber flooring and a built in wardrobe.

### En-suite (2.71m x 1.90m)

WC, WHB, shower cubicle. Floor and wall tiling.

### Bedroom 2

(4.65m x 3.83m)

Double room with a built in wardrobe. Shower en-suite with WC, WHB and shower cubicle.

### Landing (3.91m x 3.28m)

Dramatic, light filled space with marble flooring.

### Garden (8.43m x 6.17m)

Includes a paved patio with a lawn, it has mature trees planted and a private wall.

### Driveway

(5.32m x 3.43m)

Remote gate entrance and bin area. Parking for one car.

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