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Allen & Jacobs Estates 107 Fosters Avenue, Mt. Merrion, Co. Dublin
T: +353 | 2100 360 F: +353 | 2789 494 info@allenandjacobs.ie www.allenandjacobs.ie



For Sale by Private Treaty



5 Coulson Avenue, Rathgar, Dublin 6.

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For Sale by Private Treaty

5 Coulson Avenue, Rathgar, Dublin 6.



Allen & Jacobs Estates are delighted to present this lovely red brick period villa style split level residence. This property is presented in excellent condition and has been extended to provide deceptively spacious well-proportioned light filled accommodation c.117sqm/1259sqft. Attention to detail has been applied throughout this property to create a charming warm home with many notable features including; many original features intact, high ceilings in parts, extension to rear, secluded garden and secure lock up granite built double garage to rear.

Situated in a quiet cul-de-sac just off Rathgar Avenue, a stone's throw to Rathgar village and beside a host of amenities including schools, colleges, shops, restaurants, public transport and within easy reach of the city centre.

Accommodation briefly comprises Entrance Hall, Living room, Kitchen/Breakfast room, Family room, Under stairs storage/Cloaks area, Three Bedrooms (one is an attic room with en suite) and main Bathroom.

Ready to walk into with viewing highly recommended.

At A Glance

- Secure (Electronic Roller Door) Double Garage to Rear
- Extension to Rear
- Excellent Condition Throughout
- Many Original Features Intact
- Accommodation c.117sqm/1259sqft (Including Attic room)
- Large Storage Area/Cellar c.18sqm/194sqft
- Secluded Garden with Off Street Parking
- GFCH
- Double Glazed Windows Throughout
- Alarm
- TV, Phone & Internet Connection Available
- Quiet Cul-de-Sac
- Stone's Throw to Rathgar Village & All Amenities
- Easy Reach to the City Centre
- BER: E1



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
t : 2100360 f : 2789494
e : info@allenandjacobs.ie
w : allenandjacobs.ie

Negotiator

Gary Jacobs MSCSI

Notes:

Landing With dado rail and open staircase leading up to the:

Attic room (Bedroom 3) 5.85 x 5.65 With two velux roof windows, recessed lighting, two sets of built in wardrobes and under eaves storage

En suite shower room 1.20 x 2.55 Whb, wc, corner shower with Triton T90si electric shower

Outside To the front is a railed garden with lawn, a variety of shrubs and granite steps leading to the hall door. There is also on street parking. To the rear is a secluded garden mainly laid out in lawn and with access to a granite built secure lock up garage providing parking for 2 cars. Access to the lane is from Rathgar Avenue.

Accommodation

Reception Hall 1.60 x 4.40 Ceiling cornicing, centre rose and dado rail

Living room (front) 4.45 x 4.15 Attractive marble open fireplace, cast iron insert, slate hearth, ceiling cornicing, centre rose, picture rail, high ceilings and sash window

Under stairs storage area: with cloaks store and access to storage/cellar area.

Bathroom 2.90 x 3.00 With pedestal whb, antique style four claw bath, wc, tiled floor; part timber panelled walls and window shutters

Family room 3.10 x 3.90 Cast iron coal effect gas fireplace, tiled hearth, arch through to:

Kitchen/Breakfast room 2.70 x 3.90 Well fitted eye & floor level press units, Bosch five ring gas stainless steel hob with extractor hood over; Belfast sink unit, stainless steel double oven, plumbed for a washing machine, integrated dishwasher; part tiled walls, polished timber floor and sliding patio door leading out to the rear garden

Upstairs

Bedroom 1 (rear) 2.80 x 2.95 Painted cast iron fireplace

Master bedroom 3.00 x 4.00 Attractive cast iron fireplace



GROUND FLOOR

1ST FLOOR



ATTIC ROOM

