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For Sale by Private Treaty



8 Albert Place East, Grand Canal Street Lwr, Dublin 2.

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For Sale by Private Treaty

8 Albert Place East, Grand Canal Street Lwr., Dublin 2.



Allen & Jacobs takes great pleasure in presenting this wonderful two storey period residence in this beautiful Victorian residential enclave off Grand Canal Street Lower in the heart of Dublin 2. No 8, measuring approximately 90 sq/m and laid out over two floors, offer bright and spacious accommodation briefly comprises entrance hall, livingroom, drawingroom, kitchen/breakfast room, two bedrooms and a bathroom. The property also boasts a rear garden measuring approximately 8.5m with a southerly aspect.

Hugely sought after location in Dublin city's most vibrant and trendy setting. This property is only minutes from the Grand Canal Theatre, the O2, cafes, restaurants, the Luas and DART to name but a few. The city centre is on the doorstep.

Viewing is essential to fully appreciate all that Albert Place East has to offer.

Features

- Beautiful period residence in the heart of Dublin 2
- Excellent location close to the city centre
- Approximately 90 sq/m of accommodation
- Period property with many of the original features still intact
- Gas fired central heating
- Presented in good condition
- Streams of natural light throughout
- Excellent Public Transport



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
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Negotiator

Gary Jacobs MSCSI

Notes:



GROUND FLOOR



1ST FLOOR

For Identification
Purposes Only
Not to Scale

Accommodation

Entrance Hall

Dado Rail, ceiling cornicing

Living Room 3.38 x 3.35

Tiled Open fireplace, ceiling cornicing, center piece, tv point

Dining Room 3.62 x 3

Tiled open fireplace, tv point

Kitchen/ Breakfast 4.6 x 2.04

Fitted counter and press unit, stainless steel sink with drainer; plumbed for washing machine, gas burner; shelved hot press with dual immersion



Upstairs

Return

Bathroom 4.6 x 2.04

Fitted bath with shower attachment, pedestal whb, wc, access to attic, fully tiled walls

Landing

Bedroom 1 (front) 3.38 x 3.35

Attractive cast iron fireplace

Bedroom 2 (rear) 3.62 x 3

Attractive cast iron fireplace

Outside

Private rear garden measuring approximately 8.5 m with a southerly aspect.

Viewing

Strictly by prior appointment with sole selling agents Allen & Jacobs

