



32 Greenville Terrace,
South Circular Road, Dublin 8

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent are delighted to present to the market this charming Victorian two bedroom terraced property in the heart of Dublin 8. Positioned on this much sought after road no. 32 is just a short walk from the city centre and a host of amenities. Behind the redbrick façade the well-appointed accommodation offers high ceilings, coving and original fireplaces.

The accommodation briefly comprises, entrance hall, living room, drawing room and kitchen at ground level. There are two double bedrooms on the first floor, a bathroom and a spiral staircase leads to a floored attic space.

The location of this home could not be more convenient, being within just a short stroll of a wealth of amenities both social and essential including an abundance of bijoux shops, trendy bars and restaurants in Dublin 8, many schools & colleges including St. Catherine's, Griffith College, Portobello College, Highschool, CBS Synge Street and Loreto on the Green. The discerning purchaser would also be in close proximity to many of the city's main business headquarters around St. Stephens Green and the IFSC. The area is serviced by excellent public transport with regular bus services and the Luas stops at Charlemont, Harcourt and St. Stephen's Green all within a short walk.

Viewing is highly recommended

SPECIAL FEATURES

- » Extending to approx. 87 sq.m / 936 sq ft.
- » Gas fired central heating.
- » Two bedrooms.
- » Rear garden with gated pedestrian access.
- » Wired for alarm.
- » Period features.
- » Excellent transport links.
- » Walking distance to a host of amenities.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

7.05m (23'2") x 1.61m (5'3")

Decorative ceiling coving, door to under stairs storage.

LIVING ROOM

3.01m (9'11") x 3.9m (12'10")

Solid wooden floor, open fire with cast iron fire surround, T.V. point, decorative coving and ceiling rose.

DRAWING ROOM

3.53m (11'7") x 3.70m (12'2")

Solid wooden floor, gas fire with cast iron surround, decorative coving and ceiling rose.

KITCHEN

3.65m (12'0") x 2.8m (9'2")

Range of wall and base units. Breakfast bar and work top area incorporating stainless steel sink and draining board, Beko cooker, Hygena extractor fan and integrated fridge freezer. Tiled floor and splash back.

FIRST FLOOR

LANDING

1.61m (5'3") x 1.56m (5'1")

Spiral staircase to attic.

BEDROOM 2

3.7m (12'2") x 3.8m (12'6")

Rear aspect double bedroom with fitted wardrobes.

INNER HALLWAY

2.02m (6'8") x 0.85m (2'9")

BEDROOM 1

3.69m (12'1") x 3.34m (11'0")

Front aspect double bedroom.

BATHROOM

2.7m (8'10") x 2.03m (6'8")

Suite incorporating bath with Triton T90xr electric shower, pedestal whb, WC, wall hung mirrored vanity cabinet. Hotpress with shelving.

ATTIC SPACE

4.91m (16'1") x 3.4m (11'2")

(Max Measurement)

Floored attic space with Velux windows.



OUTSIDE

The rear garden is laid out in a mix of paving, planting and a decking area. Pedestrian rear access. To the front of the property cast iron railings surround a small bedding area.

DIRECTIONS

Traveling from the City Centre along the South Circular Road, pass through the junction at Leonards Corner and Greenville Terrace is the third road on the right hand side.

BER DETAILS

BER Rating: E1

BER Number: 108557570

Energy Performance Indicator: 329.97 kWh/m²/yr

VIEWING

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



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