

# 14 ELMWOOD AVENUE LOWER

*Ranelagh, Dublin 6*

**FOR SALE**



BER E2



## 14 ELMWOOD AVENUE LOWER

An attractive red brick terraced Victorian residence of approximately 88 sq. m / 946 sq. ft, with an additional 15 sq. m / 161 sq. ft attic room, ideally positioned in a popular and quiet residential enclave in the heart of Dublin 6.

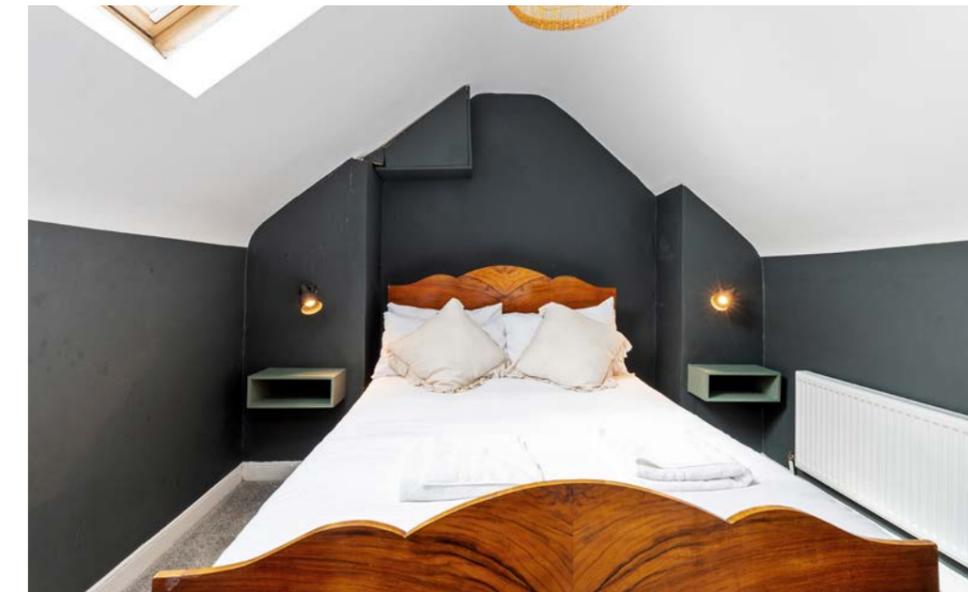




## ACCOMMODATION

The well-presented accommodation comprises a welcoming entrance hallway with timber floors. To the right, there is a spacious double living room flooded with natural light, featuring a cast iron fireplace, fitted cabinets, and views over the front and back gardens. The hallway provides ample understairs storage and leads through to the modern, recently fitted kitchen, equipped with painted timber wall and floor mounted units, wood-effect tiles and top-of-the-range fixtures and fittings. Additional storage includes a larder cupboard. To the rear of the kitchen is a conservatory in use as a dining area, with a utility cupboard and access to the low maintenance south easterly facing courtyard garden with rear laneway access.

On the first floor return, there is a well-appointed family bathroom with an electric shower. There are two generously sized double bedrooms on the first floor, both with built-in storage and cast-iron fireplaces. The top floor features an approx. 15 sq. m / 161 sq. ft converted attic with adjacent shower room / WC.





## GARDENS • LOCATION • FEATURES

To the front, the garden has a tiled pathway to the front door and gravel which is bordered by cast iron railings. To the rear, a conservatory opens onto the low maintenance gravelled courtyard, ideal for al-fresco dining, which conveniently includes a pedestrian gate leading onto the rear laneway.

14 Elmwood Avenue Lower is ideally located in Ranelagh, one of the most highly coveted residential suburbs in Dublin, and for good reason. It offers a wealth of superb restaurants, inviting pubs, and a variety of convenient shopping facilities. Ranelagh

Gardens provides a tranquil setting to enjoy natural wildlife and to feed the ducks is just around the corner. For those commuting to the city centre, it is less than a 30-minute walk which is one of the reasons why Ranelagh has become one of Dublin's most popular and sought after locations.

The LUAS Green Line will take you from Ranelagh to St Stephen's Green in approximately 5 minutes. The 44, 44B & 61 Dublin Bus routes also provide easy access to and from the city centre.

### LOCATION MAP

Click below to view the location map for 14 Elmwood Avenue Lower.



### VIDEO

Click link below to view virtual tour



### SIZE

105 sq. m / 1,133 sq. ft. approx. (incl. attic)

### BER

BER: E2

BER No: 117544924

Energy Performance Indicator: 351.01 kWh/m<sup>2</sup>/yr

### FEATURES

- Alarm System
- Gas Fired Central Heating
- South-East Facing Rear Garden
- Double Glazed Windows Throughout
- Superbly Located Close to Dublin City Centre



## VIEWING

By appointment with Knight Frank.

## CONTACT



**Guy Craigie**

Director of Residential  
ASCSI / ARICS

E: [guy.craigie@ie.knightfrank.com](mailto:guy.craigie@ie.knightfrank.com)

## THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please [click here](#) to get in touch with our team of experts.

**KnightFrank.ie**

T: +353 1 634 2466

E: [residential@ie.knightfrank.com](mailto:residential@ie.knightfrank.com)

# FLOOR PLANS



Not to scale, floorplans are for identification purposes only and measurements are approximate.



20-21 Upper Pembroke Street,  
Dublin 2

Tel: +353 1 634 2466

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