



10 Emerald Cottages,
Grand Canal Street Upper, Dublin 4

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent are proud to present this charming 2 bedroom mid-terrace townhouse to the market. No. 10 Emerald Cottages is presented in pristine condition throughout and would be ideal as a starter home, an investment or for those looking to downsize.

No. 10, extends to approx. 75 sq.m. / 804 sq.ft. and briefly comprises entrance hallway, kitchen/ living area, guest w.c. and under stairs utility on the ground floor while on the first floor there are 2 bedrooms and a shower room. To the rear of the property is a part paved, part decked rear garden ideal for entertaining on long summer evenings. Parking is available to the front of the property, subject to granted permit.

The convenience of the location cannot be overstated having every conceivable amenity within walking distance, including Trinity College, the Grand Canal DART station and many of Dublin's main commercial headquarters such as Merrion Square, St. Stephen's Green, Grafton Street and the IFSC. The Grand Canal area is a real hive of activity offering excellent restaurants, bars, shops and businesses. It is also located but a stone's throw from the booming Beggars Bush area with its popular eateries and pubs. The Bord Gais Theatre is only a short stroll away as is the Aviva Stadium. Furthermore, the property benefits from close proximity to Ballsbridge, Sandymount Village, the East Link Bridge and Port Tunnel which both provide access to the north side of the city.

Viewing is highly recommended.



SPECIAL FEATURES

- » Beautifully presented 2 bedroom mid-terrace townhouse.
- » Extending to approx. 75 sq.m. / 804 sq.ft.
- » Gas fired central heating.
- » On street permit parking.
- » Built c. 1986
- » Rational windows
- » Eircom phone watch alarm.
- » Adjacent to Google European Headquarters.
- » Wide ranging public transport network including DART at Grand Canal Dock.
- » Within walking distance of many amenities including Trinity College, St. Stephen's Green, Bord Gais Theatre and the Aviva Stadium, to name but a few.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

1.70 (5'7") x 1.52m (5'0")

Solid Junker flooring, storage cupboard and alarm pad.

KITCHEN/LIVING AREA

LIVING AREA

3.43m (11'3") x 4.25m (13'11")

Bright and spacious area with solid Junker flooring, Sandstone fireplace with gas fire inset, spot lighting, fitted shelving and cabinets and UPC connection.

KITCHEN/BREAKFAST AREA

2.88m (9'5") x 5.23m (17'2")

Range of fitted wall and base units with 6 ring gas hob, extractor fan, fridge freezer, dishwasher and feature island unit. Door to rear garden.

GUEST W.C.

Incorporating w.c. and w.h.b.

UTILITY AREA

Understairs with shelving and plumbed for washing machine.

FIRST FLOOR

MASTER BEDROOM

3.71m (12'2") x 3.71m (12'2")

Spacious master bedroom with fitted wardrobe, recessed ceiling lighting and spot lighting.

BEDROOM 2

3.10m (10'2") x 2.27m (7'5")

Solid wooden floors.

SHOWER ROOM

1.94m (6'4") x 2.24m (7'4")

Fully tiled and incorporating shower cubicle, w.c., w.h.b. and heated towel rail.lighting.



OUTSIDE

REAR GARDEN

5.29m (17'4") x 6.19m (20'4")

Spacious rear garden with timber fencing to the sides and wall to the rear. Ideal for entertaining this area is laid out with half decking and half paved area, bordered by flower beds and railway sleepers. Also with outdoor lighting.

DIRECTIONS

Travelling from Merrion Square, continue along Merrion Square North onto Mount Street Lower. Proceed over the bridge and take a left turn onto Haddington Road. Continue along Haddington Road and take a left turn onto Grand Canal Street Upper. Proceed along this road and take a right turn into Emerald Cottages. Continue around the bend and No. 10 is situated in the far left hand corner.

BER DETAILS

BER Rating: D1

BER Number: 107588253

Energy Performance Indicator: 254.17 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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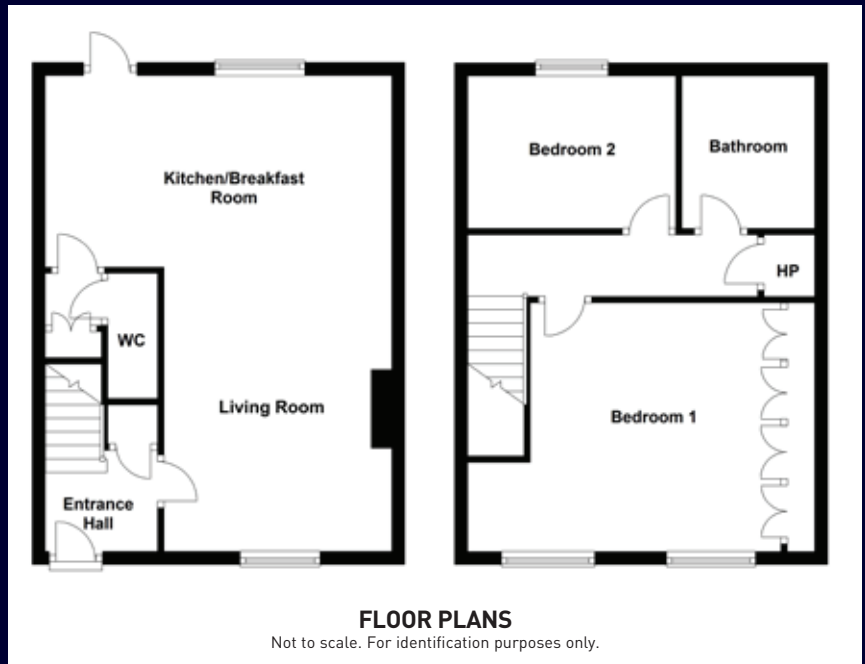
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Terms and Conditions

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