



# 58 Mount Drummond Square

Dublin 6, D06 W2X7.



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1



91.62 sq.m



(01) 490 3201



[www.jpmdoyle.ie](http://www.jpmdoyle.ie)



## For Sale by Private Treaty

### LOCATION

The property is ideally located on this well-established cul-de-sac off Harold's Cross Road. Surrounded by a wealth of local amenities and situated c. 2.5 km from St. Stephen's Green, there are a wide selection of excellent schools within walking distance, including St. Clare's Primary School, St. Catherine's Primary School, Griffith Barracks Educate Together, St. Louis High School and Gael Scoil Mológa, making this a deservedly popular residential location. Not to mention, the multitude of sought-after restaurants and bars to choose from. The area is well-served by an excellent public transport network of Dublin Bus routes (9, 16 & 54a), with the Luas just c.1.5km away, while the M50 is a short drive providing links to the arterial road network and Dublin Airport.

### DESCRIPTION:

J.P. & M Doyle are delighted to present to the to the market No. 58 Mount Drummond Square, a fine two-storey, three bedroom, end-of-terrace property, built in approx. 1940 and extends to c.91.62 sq.m/986 sq.ft. The property has been well-maintained and upgraded over the years to incorporate triple glazed windows, composite front door, hardwood oak flooring and gas fired central heating. Accommodation briefly comprise of entrance hallway, living/dining room, under stairs closet, kitchen, rear porch, bathroom, upstairs landing, and three bedrooms. Outside, there is off-street parking to a cobble lock, gated driveway, pedestrian access to a delightful patio and rear walled garden c.28ft long with large storage/workshop extending to c.19.67 sq.m/ 212 sq. ft.

### ACCOMMODATION:

#### Living/Dining Room:

**4.56m x 3.32m/ 4.29m x 1.85m (Open Plan)**

*Hardwood Oak Flooring, Gas Fireplace, Under stairs Storage*

#### Kitchen:

**4.16m x 2.95m**

*Fully Tiled Floor and Wall Storage Units with Stainless Steel Sink, Gas Cooker, Tiled Floor and Splash Back*

#### Rear Porch:

**1.15m x 1.10m**

*Featured Tile Flooring*

#### Bathroom:

**2.93m x 1.17m**

*W.C., W.H.B. and Electric Mira Shower, Fully Tiled Floor & Walls*







## **UPSTAIRS:**

### **Landing**

**Bedroom 1:** **3.38m x 3.13m/ 1.48m x 0.92m (L-Shaped)**  
*Hardwood Oak Flooring and Wardrobe*

**Bedroom 2:** **4.21m x 2.56m**  
*Fitted Wardrobes*

**Bedroom 3:** **3.40m x 3.67m**  
*Sliding Wardrobes*





### Outside:

- Off-Street Parking with Cobble Locked Driveway, Gated.
- Side Gated Access to Rear Garden.
- Rear Walled Garden
- Large Rear Storage/Workshop (6.01m x 3.27m)

### Services:

- Gas Fired Central Heating
- Mains: Water & Sewage
- E.S.B.
- Telephone & Broadband



### Features:

- Triple Glazed Windows
- Fitted Wardrobe
- Hardwood Oak Flooring

## VIEWING:

BY APPOINTMENT ONLY

## BER:

D2 (111691754)

## PRICE REGION:

€485,000



JP&M  
**DOYLE**

Established. 1952

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