

# Elliott & FitzGerald

(01) 661 4403

13A & 13B Conyngham Road,  
Dublin 8.

## FOR SALE



- BASEMENT & GROUND FLOOR RETAIL WITH FIRST FLOOR APARTMENT.
- REDEVELOPMENT OPPORTUNITY.
- GROSS FLOOR AREA C. 231.45 SQ. FT.

## Mixed Use

BER G

11 LOWER PEMBROKE STREET DUBLIN 2

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WWW.ELFITZ.IE

## LOCATION

Ideally situated on Conyngham Road, directly opposite the Phoenix Park, this property enjoys a prime position within walking distance of several key landmarks. The Criminal Courts of Justice and Heuston Station are both just a short stroll away, offering excellent connectivity for professionals and clients alike.

The location is further enhanced by proximity to the LUAS Red Line and multiple Dublin Bus routes providing easy access to the city centre. Nearby amenities include the cafes, restaurants and is in close proximity to Kilmainham, Stoneybatter, and Inchicore, as well as cultural attractions such as the Irish Museum of Modern Art and Dublin Zoo.

## DESCRIPTION

13 & 13A Conyngham Road presents a superb opportunity to acquire a well-located mixed-use property in one of Dublin's most high-profile areas. This two-storey over basement building comprises a ground floor retail unit with excellent street frontage.

Above the retail space sits a residential apartment, featuring bright, well-proportioned rooms and views towards the Phoenix Park.

The overall gross floor area is 231.45 sq.m. (c. 2,492 sq.ft.).

## ACCOMMODATION

	Sq. M.	Sq.ft.
Basement	71.31	768
Ground Floor Retail	80.07	862
First Floor Residential	80.07	862
<b>Total Gross Internal Floor Area</b>	<b>231.45</b>	<b>2,492</b>

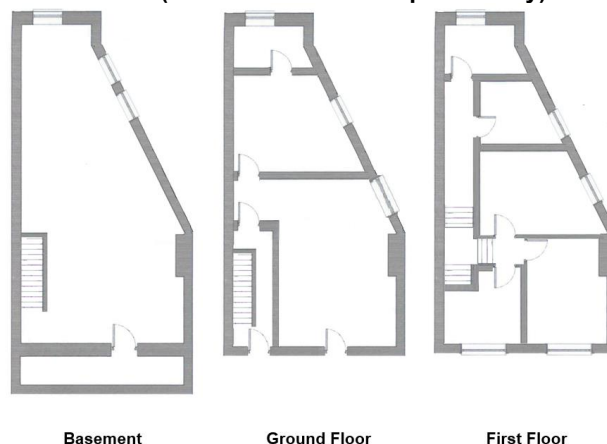
## PRICE

On application.

## TITLE

Leasehold.

## FLOOR PLAN (For Identification Purposes Only)



## LOCATION MAP



## BER DETAILS

BER G

BER No. 118774207 858.25 kWh/m2/yr

BER No. 801092438 687.66 kWh/m2/yr

## VIEWING

Strictly by appointment with sole agent.

## CONTACT

For further information contact:

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**Elliott &  
FitzGerald**

**01-6614403**

Ref: 4782

PSRA Licence No.: 003298

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