

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.M. (2,492 SQ.FT.)

Mixed Use

BER > G

11 LOWER PEMBROKE STREET DUBLIN 2

TEL: 01-6614403

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
Total Gross Internal Floor Area	231.45	2,492

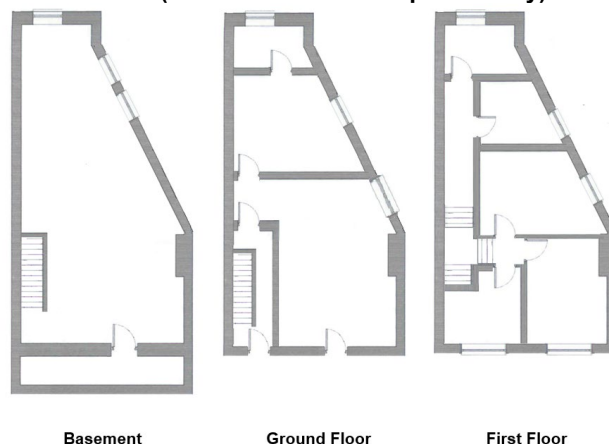
PRICE

On application.

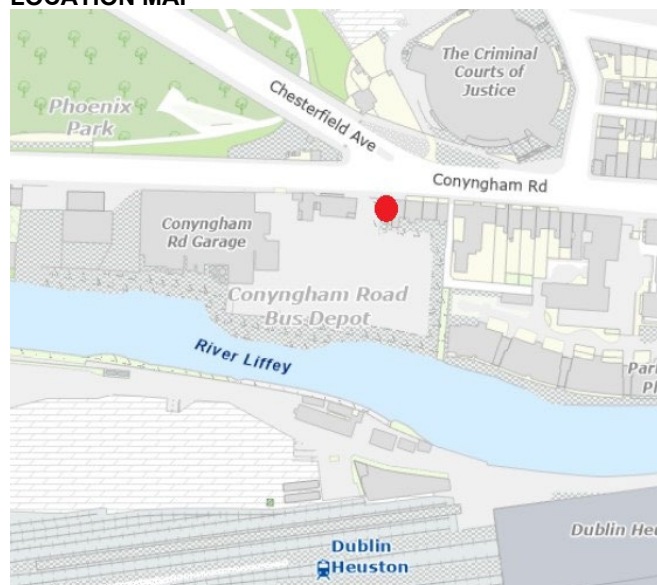
TITLE

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:

John D. Elliott: johnd@elfitz.ie

**Elliott &
FitzGerald**

01-6614403

Ref: 4782

PSRA Licence No.: 003298

These particulars are for guidance only and do not form any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this practice. We do not guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and other details contained herein and any prospective purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them.