



BER C3

17 Reuben Street,
Rialto,
Dublin 8

owenreilly

For Sale By Private Treaty



17 Reuben Street, Rialto, Dublin 8

DESCRIPTION

Owen Reilly present this most attractive, two bedroom, period (1904) terraced house with a converted attic and sunny rear garden. This is a quiet residential area with a host of amenities on the doorstep and just minutes from a Luas Stop. Number 17 is well proportioned and is presented in excellent condition. The accommodation briefly comprises entrance hall with alarm, two interconnecting reception rooms with feature fireplace and timber flooring. The extension to the rear (added in 2007) has a contemporary kitchen with access to a very attractive, paved garden with sunny aspect. A new gas combi boiler was installed in 2017. Upstairs there is a family bathroom on the return and on the first floor there are two bright and spacious double bedrooms with solid timber flooring and original cast iron fireplaces. A converted attic with Stira stairs access is suitable for a variety of uses including bedroom, playroom or home office. To front there is ample on-street permit parking. Viewing is highly recommended.

LOCATION

Reuben Street is situated in a mature and quiet residential area of Rialto with Dublin city centre easily accessible by foot, LUAS or the regular bus routes that service the area. There are many services and amenities nearby, notably the Coombe Maternity Hospital, Griffith College and St James Hospital. A Tesco Express and Spar Supermarket are minutes' walk. The M50

Motorway is within a 15 minute drive providing easy access to several national roads and Dublin Airport.

FEATURES

- Alarm
- Ample on street permit parking
- A host of amenities on the doorstep
- Charming two bedroom mid-terrace home
- Close to city centre
- Convenient to transport links and amenities
- Gas fired central heating
- Turn-key condition

FLOOR AREA: 90 SQ. M.

BER: C3

NEGOTIATORS

Owen Reilly & Eleanor Bourke



ACCOMMODATION

Entrance hall (6.44m x 1.13m)
Inviting hall with timber flooring.

Living/dining room (6.77m x 3.56m)
Bright, spacious, inter connecting rooms with timber flooring featuring an original cast iron open fireplace.

Kitchen/breakfast room (8.33m x 2.00m)
Light filled room with floor and wall units with an integrated oven, gas hob, integrated fridge/freezer and dishwasher, cupboard housing boiler, mosaic tiled splash-back, skylight and door to paved rear garden.

Return

Bathroom (2.17m x 2.15m)
Bath with shower attachment, WHB, WC, fully tiled mosaic walls and floor.

First Floor

Landing (3.28m x 1.49m)

Bedroom 1 (3.29m x 4.81m)
Spacious and light-filled, timber floor and built-in wardrobe.

Bedroom 2 (3.28m x 3.21m)
Bright and spacious with timber flooring.

Attic (3.25m x 4.81m)
Two Velux windows, carpeted and under eaves storage.

Garden (7.37m x 2.47m)
With paving and sunny aspect.



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