



For Sale

Asking Price:
€1,195,000

54 Edenvale
Road, Ranelagh,
Dublin 6, D06
C9F2





Accommodation

Hall 8.51m x 1.87m (27'11" x 6'2"): Ceiling arch, high ceiling, carpet flooring and wallpaper.

Living Room 4.36m x 4.28m (14'4" x 14'1"): High ceilings, coving, rosette, bay window, ornate fireplace, carpet flooring and storage.

Dining Room 3.82m x 4.12m (12'6" x 13'6"): Carpet flooring, tiled fireplace, storage, picture rails, window to rear.

Bedroom 6 4.01m x 3.41m (13'2" x 11'2"): reception room, kitchenette, feature fireplace, leads to the bedroom with built in storage, dining table with mirror to the rear of house.

Bedroom 7 2.71m x 3.41m (8'11" x 11'2"): Bedroom to the rear of the house with carpet flooring and dual aspect windows.

Utility Room 1.79m x 1.87m (5'10" x 6'2"): Wash sink, mini hob and oven.

Bathroom 3.95m x 1.51m (13' x 4'11"): With wc, wash hand basin, bath with shower attachment.

Landing 4.22m x 1.82m (13'10" x 6'): With sash window and attic access.

Bedroom 1 4.00m x 2.00m (13'1" x 6'7"): Two sash windows overlooking beechwood church, spans width of home but split into one bedroom bedsit, ceiling coving, original fireplace with decorative tiled inset, cast iron surround and hearth.

Bedroom 2 3.90m x 4.12m (12'10" x 13'6"): With wooden flooring, original cast iron fireplace with tiled inset and hearth. Fitted wardrobes, stainless steel unit and oven. Sash window over looks rear garden.

BER BER G, BER No. 104771472





NEGOTIATOR

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