

FOR SALE By Private Treaty

# 18 Pembroke Lane, Dublin 2



**Elliott &  
FitzGerald**

01-6614403

BER D1

## DESCRIPTION

Elliott & FitzGerald are delighted to present No. 18 Pembroke Lane, Dublin 2 to the market.

A charming three storey mews in the heart of Dublin 2 with parking to front, and situated adjacent to a host of amenities including FXB's Restaurant, Coffee Angel, Flyefit Gym, Tesco Express, within a short stroll of St. Stephen's Green and Dublin's primary business and shopping districts.

Bright and spacious throughout, and located on a quiet cul-de-sac, this property is arranged over three storeys, a generous bedroom with shower en-suite on the ground floor. A modern open plan kitchen, dining and living room with fireplace, recessed lighting and two large windows together with toilet – wc & whb on the first floor. The top floor comprises a bathroom with shower over bath, whb & wc, and two further bedrooms with Velux windows. The property extends to approximately 112.26 sq.m.

## FEATURES

- Light filled three bed mews.
- Walking distance to Grafton Street / St. Stephen's Green
- Parking to front.
- Gas fired radiator central heating.
- Turnkey Condition.

## BER Details



## METHOD OF SALE

The subject property is being offered for sale by Private Treaty.

## PRICE

Available on application.

## VIEWINGS

Strictly by appointment only.  
Call us on 01-6614403.

## TITLE

We understand that the title of the property is Freehold.

# ACCOMMODATION

## GROUND FLOOR

Entrance Hallway with stone feature wall and tiled floor. Storage closet with heating boiler.

Under stairs closet plumbed for washing machine.

Master Bedroom (1) with en-suite  
6.3m x 5.0m

En-suite shower room with whb & wc

## FIRST FLOOR

Open plan Kitchen / Dining / Living Room with fireplace and storage closet  
6.7m x 5.2m

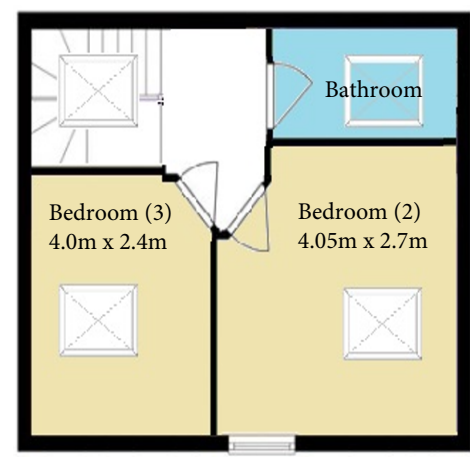
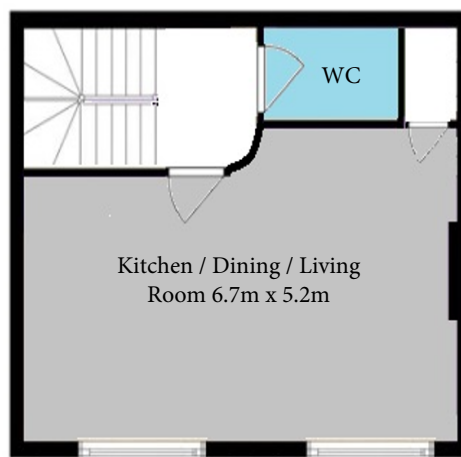
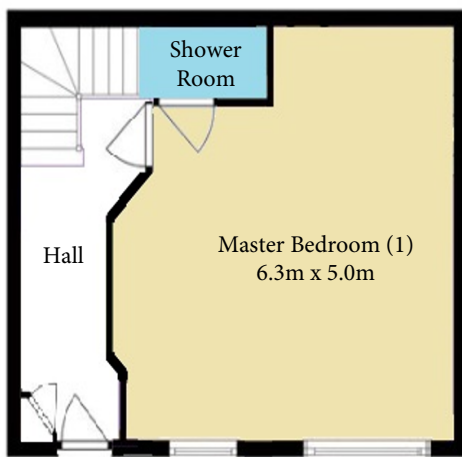
Toilet – whb & wc – fully tiled.

## TOP FLOOR

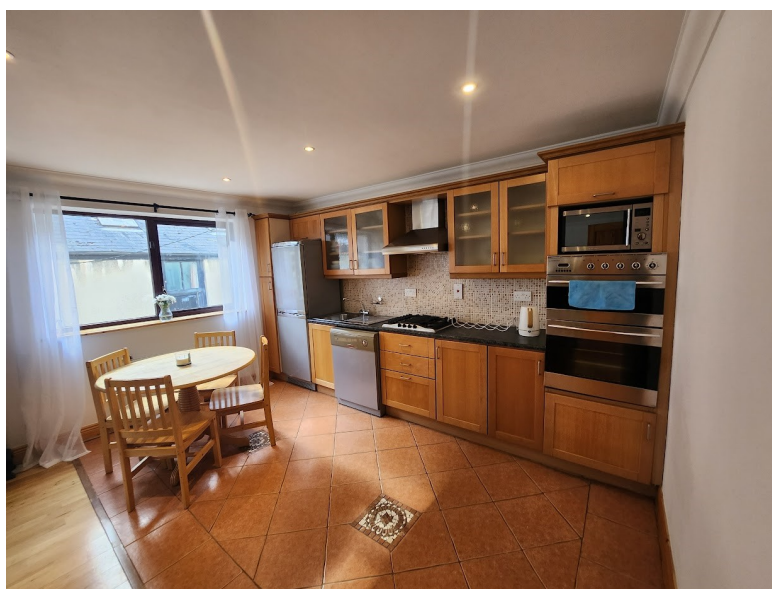
Bedroom (2) with Velux window  
4.05m x 2.7m

Bedroom (3) with Velux window  
4.0m x 2.4m

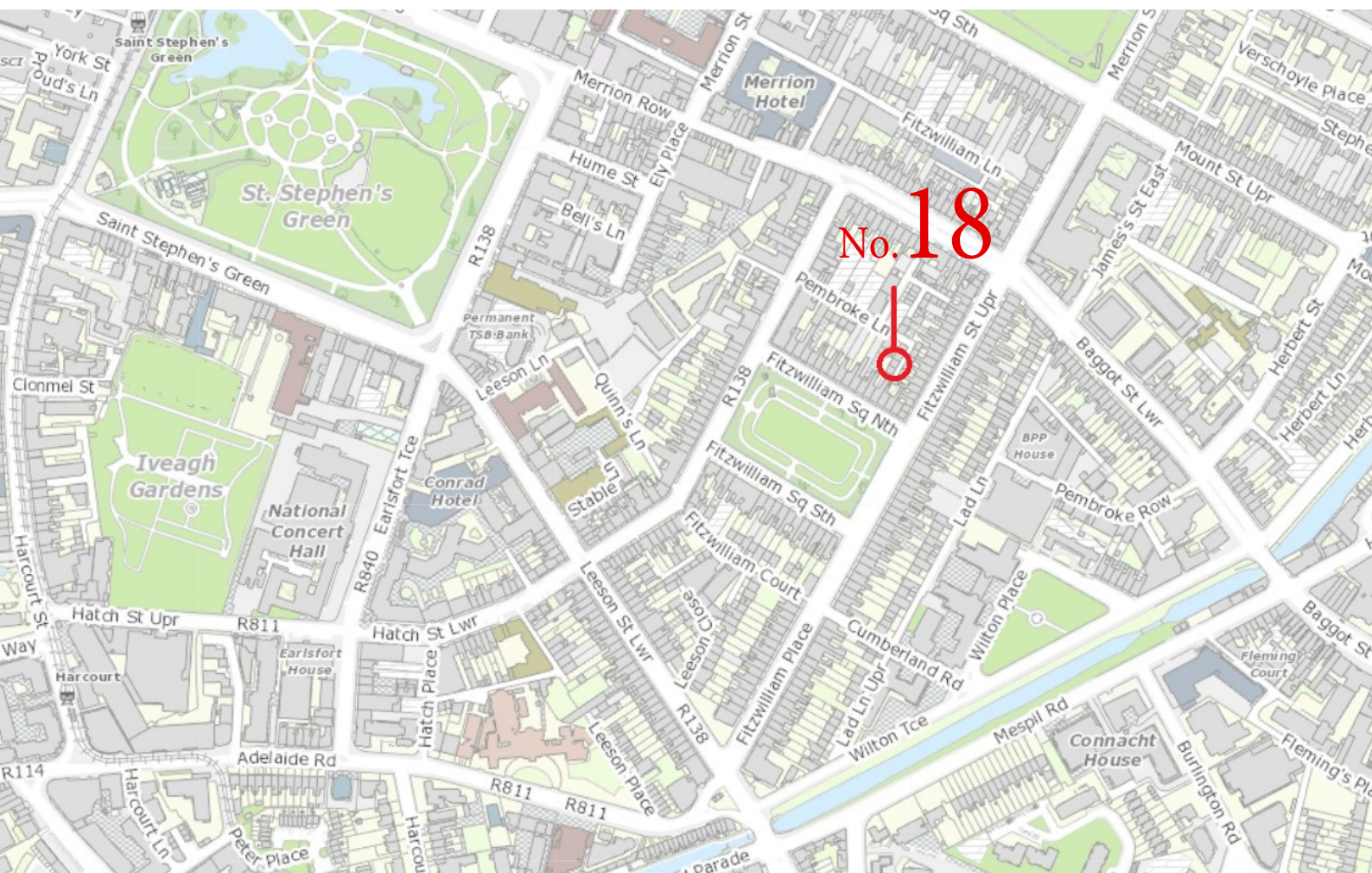
Bathroom with bath, whb & wc with Velux window



For Illustrative Purposes Only - Not to Scale



# LOCATION PLAN



**Elliott &  
FitzGerald**

PSRA No: 00329

11 Lower Pembroke Street,  
Dublin 2, D02 Y958, Ireland  
T: +353 1 6614403  
[www.elfitz.ie](http://www.elfitz.ie)

## CONTACT

**John D. Elliott**

E: [johnd@elfitz.ie](mailto:johnd@elfitz.ie)  
T: +353 1 6614403  
Ref: 4728J/24S

Viewings are strictly by  
appointment through sole  
selling agent.

