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2 Warrenmount Place,
Blackpitts,
Dublin 8

owenreilly

For Sale By Private Treaty



2 Warrenmount Place, Blackpitts, Dublin 8.

DESCRIPTION

Owen Reilly present this charming two bedroom period house in a mature quiet cul-de-sac setting within easy walking distance of all that Dublin city centre has to offer. No. 2 has been recently refurbished to the highest of standards including a new boiler, new electrical fittings, new upvc water tank and attic insulation and given this is presented in turn-key condition. The interior comprises attractive, light-filled living room with cast-iron fireplace and under-stairs storage, moving through into the rear extension a galley kitchen with door access to garden and bathroom. Upstairs there are two bright double bedrooms. The garden is secluded and sunny. To front there is ample on street resident's parking. Must be viewed to be appreciated.

LOCATION

This is a hip location close to the city centre with a host of amenities on the doorstep including Fumbally café and restaurant and Newmarket Square. It is just ten minutes' walk from St. Stephen's Green, Camden Street and Harcourt Street with its popular bars, cafés, restaurants and

wine bars. Other amenities in the general location include St. Patrick's Cathedral and Park, Christchurch, The Guinness Brewery and Grafton Street with all its shops and boutiques. Dublin 8 is in the process of undergoing a major regeneration which will only result in a greater appeal for the area in years to come. Excellent transport links with the LUAS close by.

SPECIAL FEATURES

- Ample on street permit parking
- Attractive south facing garden
- Bright and spacious interior
- Charming two bedroom mid-terrace home
- Close to a host of amenities
- Gas fired central heating
- Timber flooring
- Turn-key condition throughout

FLOOR AREA: 55 Sq. M.

BER: F

NEGOTIATORS:

Owen Reilly & Eleanor Bourke



ACCOMMODATION

Living room (4.15m x 4.02m)

Attractive room featuring a cast iron fireplace, timber flooring and under-stairs storage with gas boiler. (1.26m x 0.88m)

Kitchen (3.46m x 1.54m)

Modern kitchen with ample floor mounted units, solid wood worktop, Schott Ceran induction hob, oven and hood, built in storage cupboard with washing machine & shelving and door to rear garden.

Bathroom (2.25m x 1.51m)

With WC, WHB, bath with shower attachment and fully tiled floor & walls.

First floor

Landing (0.81m x 0.92m)

Timber floor and sash window.

Bedroom 1 (2.68m x 4.04m)

Double with cast-iron fireplace, timber floor and sash window.

Bedroom 2 (2.71m x 2.99m)

Double with sash window to rear, timber flooring and built in cupboard with water tank.

Garden (4.69m x 1.93m)

Pebbled and secluded for summer al fresco dining.



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