



**6 Tritonville Avenue**  
**Sandymount, Dublin 4**



2 Bedroom Terraced House  
c. 80sq.m. / 860sq.ft.



## Description

Finnegan Menton presents this 2 bedroom mid terrace period home extending to c.80sq.m. (c.860sq.ft.) in need of renovation. The property has a full redbrick exterior and a south westerly facing rear garden and offers great potential to make a comfortable home in a great location in Sandymount being conveniently located in a small cul-de-sac just off Cranfield Place. This house needs work and ideally a complete renovation to turn it into a wonderful period residence. Convenient to Sandymount Strand, Irishtown Nature Park, Sandymount Village and Sean Moore Park.

## Location

6 Tritonville Avenue is a red brick terrace home tucked away off Cranfield Place, the property is located within a stroll of Sandymount Strand while Sandymount Village and its picturesque Green are also close by. The RDS and Lansdowne and Sandymount DART Stations are within comfortable walking distance as is the Aviva Stadium. The heart of Dublin's Business district including St. Stephens Green, Merrion Square and Ballsbridge are within minutes drive.

## Features

- Small cul-de-sac off Cranfield Place.
- Needs complete renovation - Huge potential for comfortable home.
- Beside St. Matthews National School.
- Two minutes walk to Sandymount Strand, opposite Sean Moore Park.
- South westerly facing rear garden.
- Attic space converted.
- Character filled period residence with high ceilings throughout.
- Sought after residential location in Dublin 4.
- Walking distance to the DART line.
- Bus stop close by on Church Avenue.



## BER

B.E.R.: G 527.96kWh/m2/yr

B.E.R. Number: 108511577

## Viewing

By appointment only with sole agents Finnegan Menton.  
Contact Glenn Burrell 01 614 7900.

## Accommodation

Floor Area: c.80sq.m. / 860sq.ft.

Ground Floor

### Entrance Hall

c.4.71m x 1.20m

Alarm panel, high ceiling, decorative coving mouldings.

### Living Room

c.3.63m x 4.46m

High ceilings, original timber open fireplace, TV point, decorative coving mouldings, two large windows make this a bright room.

### Dining Room

c.3.38m x 3.95m

High ceiling, open fireplace, storage press under the stairs.

### Kitchen

c.2.11m x 3.63m

Sink unit & presses, glass door to rear garden.

### Sunroom

c.2.42m x 3.13m

Currently used as a utility room.

First Floor

### Bedroom 1

c.3.16m x 3.35m

Double bedroom, south westerly facing, high ceiling.

### Bedroom 2

c.4.98m x 3.34m

Double bedroom, high ceiling, currently split into two smaller rooms.

### Bathroom

c.2.14m x 2.32m

Located on the first floor hall return, wc, whb, electric shower with glass door.

### Hotpress

Tank in hall press on the first floor return.

### Attic

Accessed via a staircase it is floored and offers superb storage.



## Price

On Application.