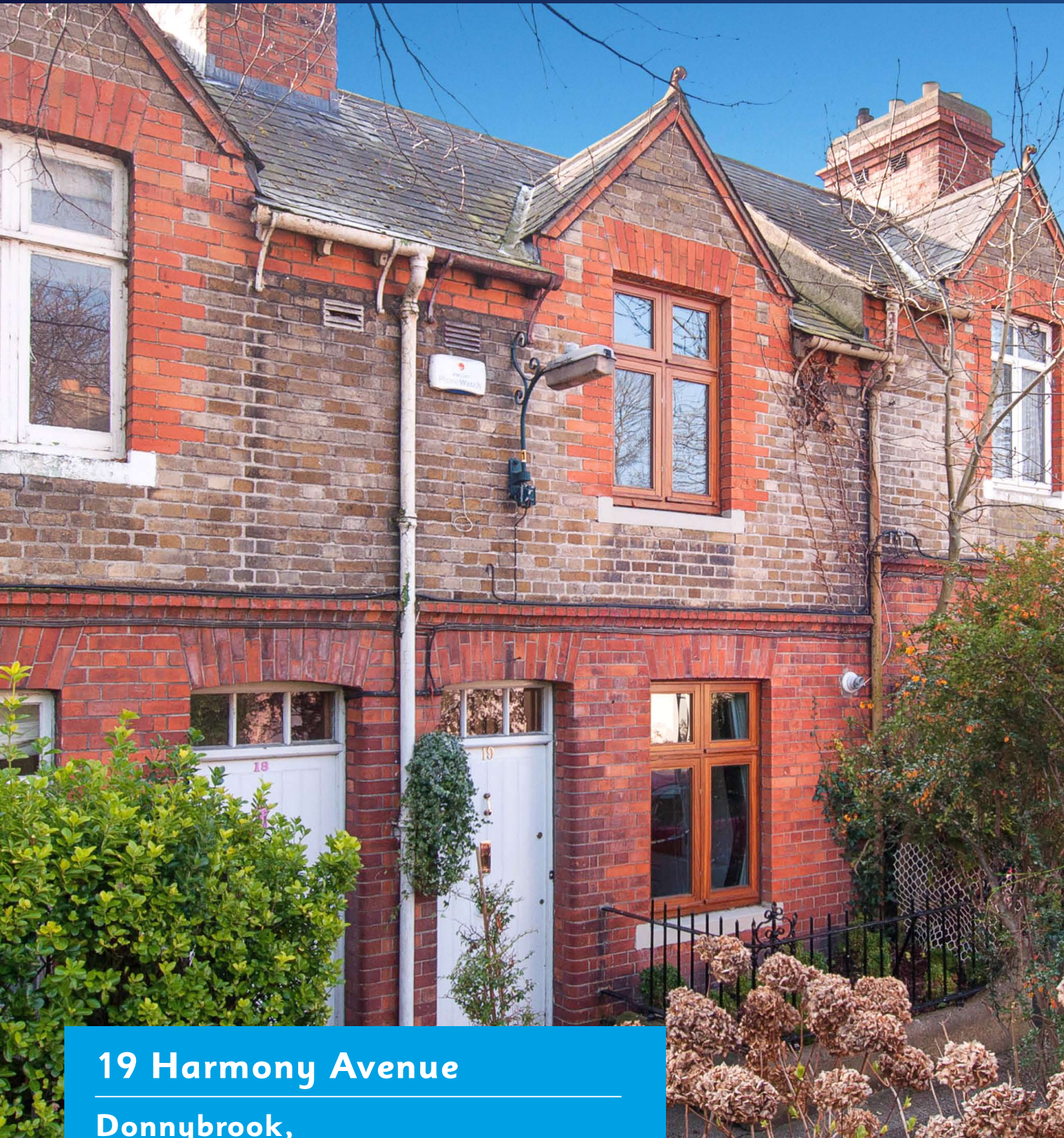


For Sale By Private Treaty



## 19 Harmony Avenue

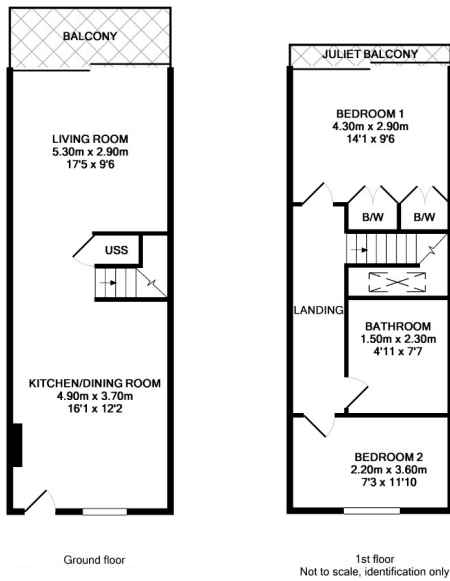
Donnybrook,  
Dublin 4

BER C1

2 Bedroom Period Terrace House  
c.77sq.m. / 827sq.ft.



**FINNEGAN**  
Menton



## Description:

Finnegan Menton is pleased to present 19 Harmony Avenue a two bedroom period terrace home of c.77sq.m. (c.830sq. ft.) which has been completely refurbished and is in "walk in" condition located in a sought after area tucked away just off Eglinton Road.

19 Harmony Avenue comprises two bedrooms, spacious living room, modern kitchen / dining area, modern bathroom and entrance hall. There are glass doors leading onto sunny south facing balconies from the Living room and the Master bedroom.

This house is a wonderful red brick terrace home on a small terrace of brick houses that are very well maintained with front gardens, on street parking and a very small cul-de-sac just off Brookvale Road in Donnybrook.



## Location:

19 Harmony Avenue is located in a quiet small cul de sac of terraced houses off Brookvale Road which is just off Eglinton Road close to Donnybrook & Ranelagh Village. The Aviva Stadium, Riverview Fitness Club and Donnybrook Tennis Club are within a short stroll.

There is good public transport to the City Centre and Dublin Airport is only a 20 minute drive via the Port Tunnel.

Floor Area: c.77sq.m. / 827sq.ft.

Ground Floor

## Entrance Hall

Entrance door opens onto an open plan kitchen / dining room.

## Kitchen / Dining Room

c.4.90m x 3.70m

Handleless kitchen units, contemporary counter tops, integrated appliances including Neff four ring gas hob and fridge freezer, Electrolux oven and Bosch extractor fan. Plumbed for washing machine, recessed lights with dimmer switches and plenty of built in shelves, solid maple floor and tiled splash back.

## Living Room

c.5.30m x 2.90m

Bright room with sliding patio doors to south facing balcony. Solid maple floor, under stairs storage, recessed lighting with dimmer switches, tv and telephone points.

First Floor

## Bedroom 1

c.4.30m x 2.90m

Spacious double bedroom with patio doors to a Juliet style south facing balcony, plenty of quality built in wardrobes and carpet.

## Bedroom 2

c.2.20m x 3.60m

Double bedroom with carpet, tv point and high ceilings.

## Bathroom

c.1.50m x 2.30m

Bath with chrome shower head attachment, wc and whb. Fully tiled floor and walls, recessed lighting extractor fan, skylight and access to attic.

## Outside

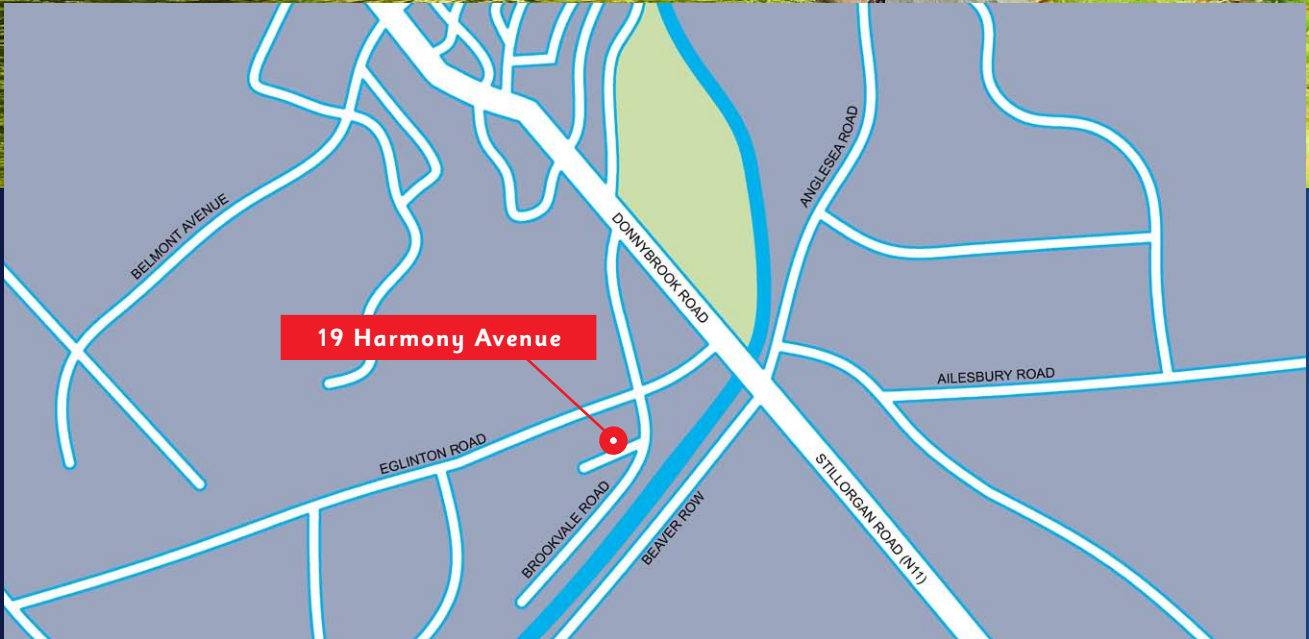
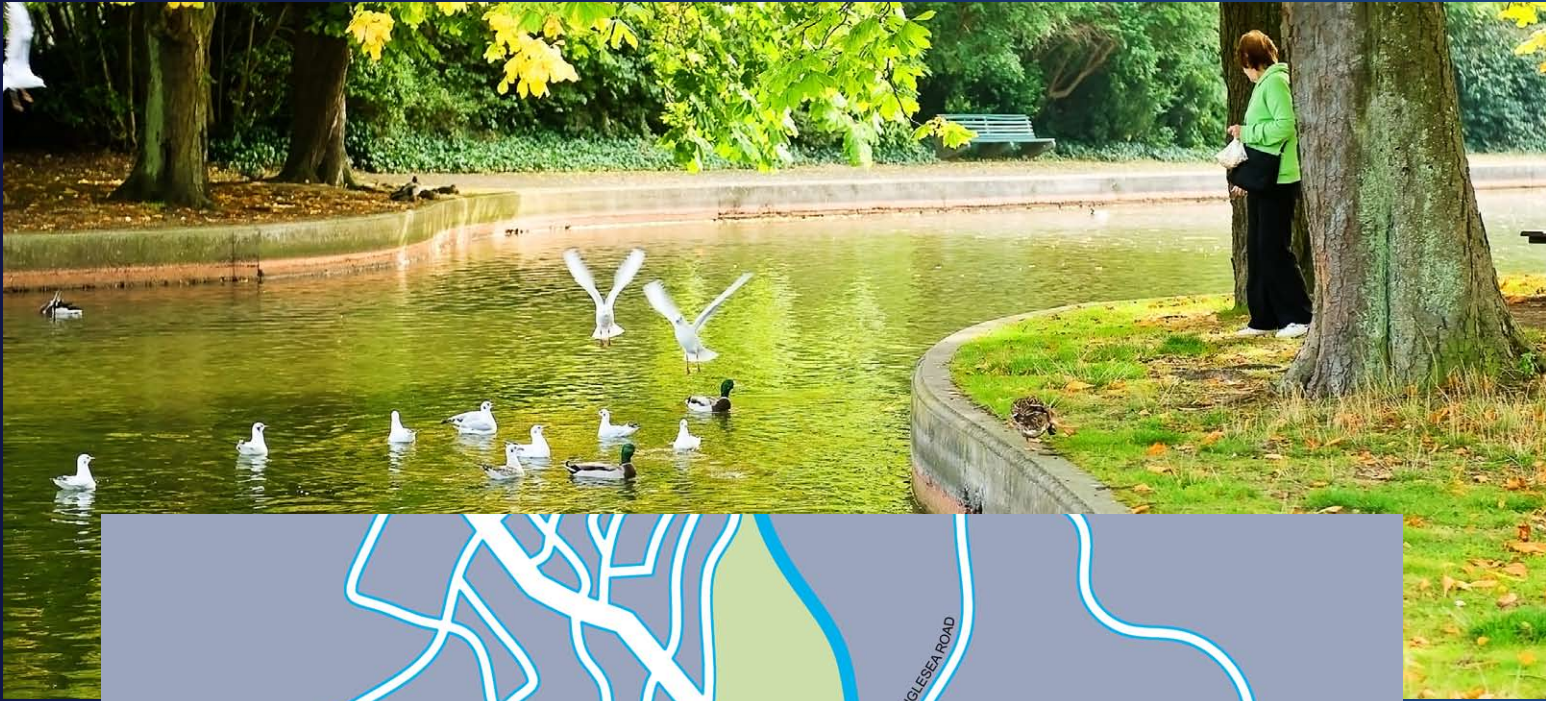
Front garden with shrubbery, to the rear two south facing balconies off the living room and master bedroom.

## Features:

- Gas fired central heating
- Underfloor heating in the living areas.
- Eircom Phone Watch Alarm system.
- South facing balconies off the living room and master bedroom.
- Walk in condition
- Generous storage
- Located in a quiet cul-de-sac.
- Completely refurbished.
- Currently rented out @ €1,800 per month.



- Solid maple wood floors.
- Close to Herbert Park, RDS, RTE, St. Vincents, Aviva and Donnybrook Stadium & Village.
- Adjacent to Donnybrook Lawn Tennis Club & Donnybrook Church.
- Very bright south facing home.
- Close to Donnybrook Fair, Kielys, Marco Pierre White.
- Just off Eglinton Road.
- 5 minutes walk to Herbert Park.



### Directions:

Coming from St. Stephen's Green towards Hume Street, keep right to continue onto Merrion Row, take a right onto Pembroke Street Lower, turn left onto Leeson Street Lower / R138, continue to follow R138, after c.2km turn right onto Brookvale Road then after c.240m turn right onto Harmony Avenue.

### Heating:

Gas fired central heating.

### BER:

B.E.R.: C1 160.15kWh/m2/yr

B.E.R. Number: 107409161

### Parking:

On street parking.

### Viewing:

By pre-arranged times with Agents only as currently rented out.

Contact Glenn Burrell on 01 614 7900

### Price:

On Application.



17 Merrion Row, Dublin 2, Ireland | T + 353 (0) 1 614 7900 | WWW.FINNEGANMENTON.IE | Licence Number 001954

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