

For Sale by Private Treaty



Ruby Cottage,

77 / 78 Eugene Street,
Dublin 8



3 Bedroom Cottage
c.67sq.m. / 722sq.ft.



FINNEGAN
Menton

Description:

Finnegan Menton presents a wonderful bright city centre three bedroom cottage extending to c.67 sq.m. / 722 sq.ft. just off Cork Street in the heart of Dublin 8 close to Teelings Whiskey Distillery and The Coombe Women's Hospital and within walking distance to the Guinness Storehouse, the new Weaver Park on Cork Street, St Patricks Cathedral, the Grand Canal, Grafton Street and the City Centre.

This Cottage is also close to St James' and the new children's hospital which is currently under construction, within 5 minutes' walk of the Luas stop in either Fatima or Rialto.

Dublin 8 has seen a number of areas redeveloped in recent years including the Teeling Whiskey Distillery, hotels, student accommodation, St Teresa's Gardens regeneration is to the rear of this property and a new access road will be provided on Eugene Street, a number of the Cottages will be removed to allow for access into St Teresa's Gardens. Weaver Park opened in October 2017 on Cork Street and is part of the Liberties Greening Strategy. This lovely new park has a skateboarding terrace, play area, benches and a pergola.

Floor Area: c.67sq.m. / 722sq.ft.

Living Room

c.5.05m x 2.85m

Open fireplace with gas fire inset and timber fireplace surround. New carpet, high ceiling, attic hatch, alarm panel, TV point.

Kitchen

c.4.28m x 2.49m

Maple shaker style kitchen units including all electrical appliances, Candy cooker, 4 ring gas hob, Beko fridge / freezer, Indesit washing machine, Candy dishwasher, new lino floor, back door entrance, splash back wall tiling, space for tumble dryer.

Bathroom

c.2.78m x 2.25m

White suite comprising WC, whb, bath, Triton T40i, electric shower, full wall and floor tiling, large linen press.

Bedroom 1 (front)

c.2.84m x 2.78m

Double bedroom, fitted wardrobe, new carpet, bright room with two windows onto the street.

Bedroom 2 (middle)

c.2.24m x 2.89m

Single bedroom, new carpet, hotpress.

Bedroom 3 (back)

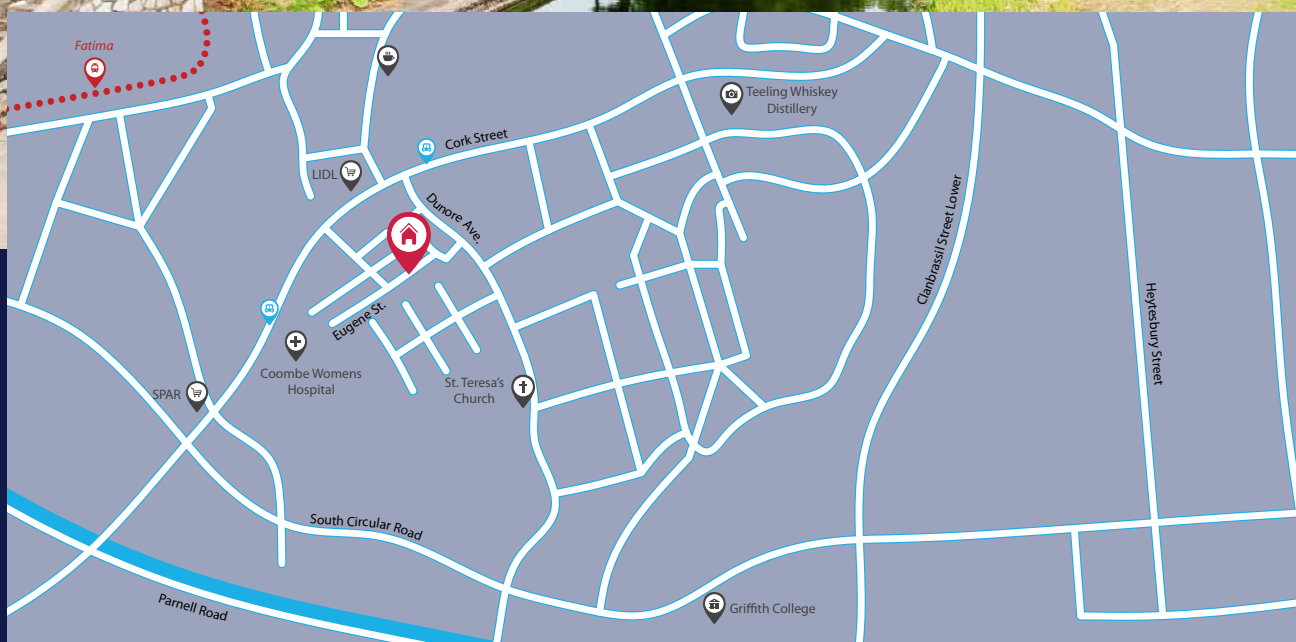
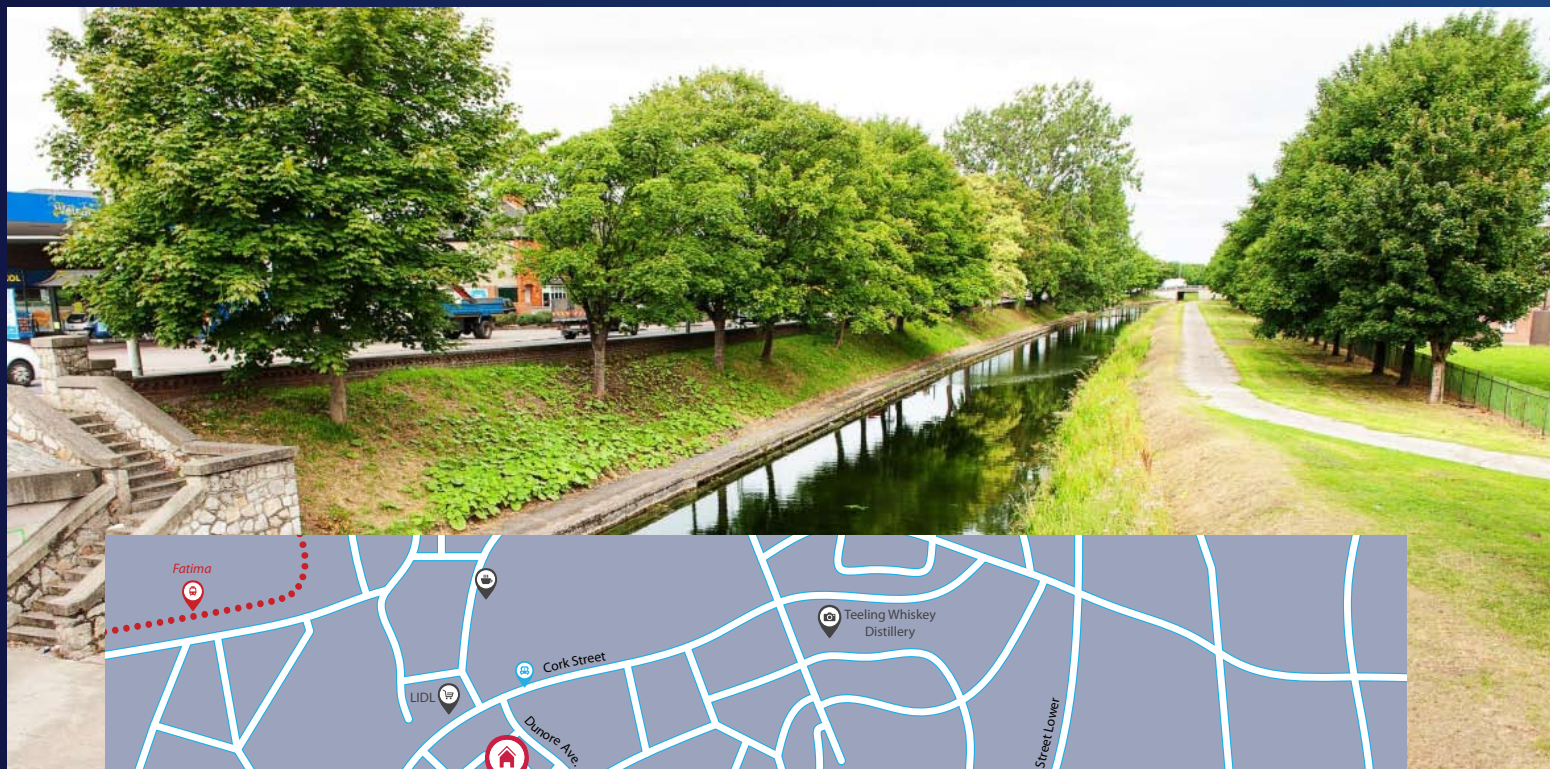
c.4.03m x 2.34m

Double bedroom, fitted wardrobe, new carpet.



Location:

Eugene Street is a well located street just off Cork Street, it is the next right hand turn after the Coombe Women's Hospital and you access Eugene Street via Cameron Street. Cork Street runs from the Grand Canal at Dolphins Barn Bridge to St Patricks Cathedral in Christchurch.



Features:

- 3 bedroom city centre cottage
- Previously two separate cottages
- Extending to c.67 sq.m.
- New carpets throughout
- Two double bedrooms and one single room
- Bright cottage with 8 windows
- Close to new Weaver Park on Cork Street

BER:

B.E.R.: G 465.38 kWh/m²/yr
B.E.R. Number: 111125563

Price:

On Application.

Heating:

Gas fired central heating with back boiler & electric immersion.

Viewing:

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



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