

For Sale by Private Treaty



2 Tritonville Avenue,

**Sandymount,
Dublin 4**

BER E1

2 Bedroom End of Terrace Victorian Property
c.115sq.m. / 1,242sq.ft.



**FINNEGAN
Menton**



Location:

Situated in a quiet cul-de-sac off Cranfield Place, Tritonville Avenue is perfectly positioned to all local amenities of Sandymount Village including supermarkets, restaurants, schools and pubs. Sandymount Strand, The Aviva Stadium and Sean Moore Park are all within a short walking distance of the property.

Sandymount & Lansdowne Road DART stations are within a short walking distance with numerous Dublin bus stops on its doorstep. Grand Canal Dock and East Link Bridge are all within easy access of less than 4km.

Description:

A rare opportunity to acquire a charming two bedroom end of terrace Victorian property. Extending to c.1,242 sq.ft. the property has a full redbrick facade to the front and a south westerly facing rear patio area. The property has retained many of its period features with high ceilings an open fireplace in the living room and some well-proportioned rooms providing excellent natural light.

This is an excellent opportunity to create a wonderful family home located in a quiet cul-de-sac which is only a few minutes walk to the beach at Sandymount Strand.

Features:

- Charming Victorian property
- Located within a quiet cul-de-sac
- Gas fired central heating
- Walking distance to DART and bus stops
- Sandymount Strand (5-minute walk)
- South westerly facing rear garden
- Resident Disc Parking

Floor Area: c.115sq.m. / 1,242sq.ft.

Ground Floor

Entrance Hall

c.4.65m x 1.21m

Living Room

c.4.38m x 3.78m

Dining Room

c.4.23m x 3.23m

Kitchen

c.5.37m x 2.03m

Utility / Storage

c.4.11m x 2.16m

First Floor

Bedroom 1

c.5.13m x 4.36m

Bedroom 2

c.3.32m x 3.22m

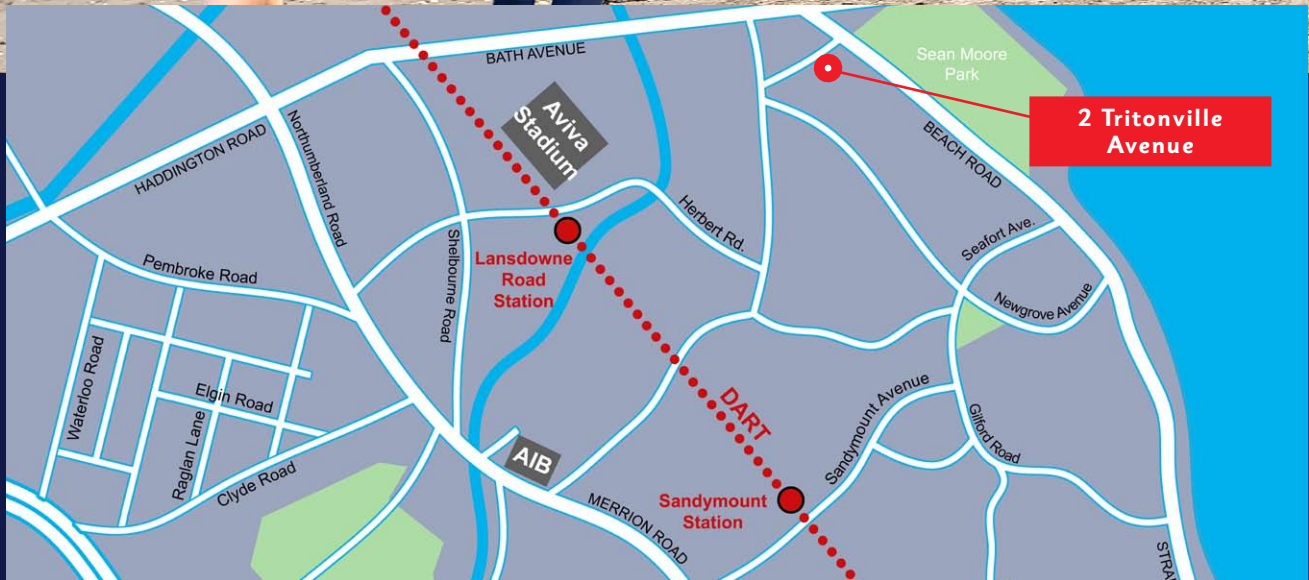
Bathroom

c.3.52m x 2.03m

Outside

South westerly facing patio area with side laneway access. There is residence permit parking to the front.





Directions:

Just off Cranfield Place which is between Tritonville Road and Beach Road. Property is signposted.

BER:

B.E.R.: E1
B.E.R. Number: 111452322

Title:

We understand the title is held Freehold

Price:

On Application.

Viewing:

By appointment only with sole agents Finnegan Menton
Contact Mark McCormack on 01 614 7900



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