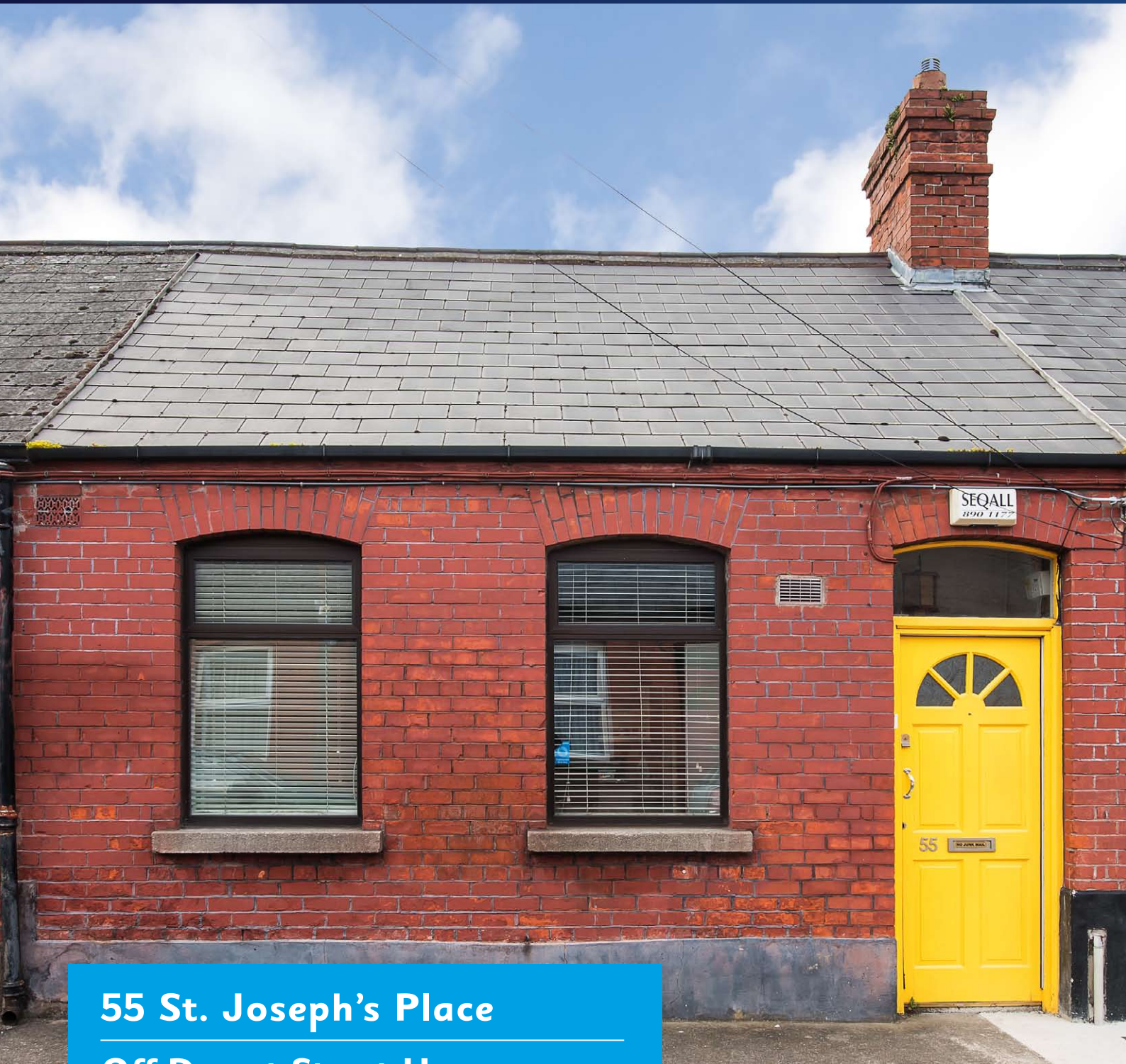


For Sale By Private Treaty



55 St. Joseph's Place

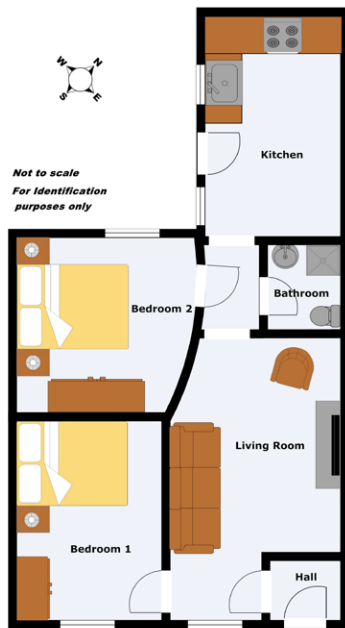
Off Dorset Street Upper,
Phibsboro, Dublin 7



2 Bedroom Period Mid Terrace House
c.42sq.m. / 450sq.ft.



FINNEGAN
Menton



Location:

St. Joseph's Place is just off St. Joseph's Parade which is between Eccles Street and off Blessington Street and Dorset Street Upper. Beside the Mater Hospital and the beautiful Dublin City Council Park.

Description:

Red brick period 2 bedroom mid terrace house in excellent central location and in good decorative condition with small rear yard area.

Ideal starter home or smart city investment property.



Features:

- Period house on quiet road.
- High Ceilings.
- Gas fired central heating.
- All kitchen appliances included.
- Beside Mater Hospital.
- Rear Yard c.2.7m x c.3.7m
- Ideal starter home or investment.
- 5 minutes walk to O'Connell Street.
- Period Cottage style home.
- Westerly facing rear courtyard area.

Floor Area: c.42sq.m. / 450sq.ft.

Entrance Hall

c.1.18m x 1.06m

Coat rail, electricity and gas meters, alarm panel, telephone point, high ceiling.

Living Room

c.4.86m x 3.00m

Elegant room with 3.5m ceiling height, feature brick wall, storage book shelves either side of the original chimney breast, fireplace is currently sealed up, timber floor, UPC TV point, film studio style wall and ceiling light fittings included, brushed chrome light switches.

Kitchen / Breakfast Area

c.3.45m x 2.05m

White fitted kitchen units including Zanussi 4 ring gas hob, Zanussi oven, Belling extractor hood, Smeg red fridge freezer, wall and floor tiled, back door to rear, hotpress and storage in the kitchen press beside the fridge. Recessed lighting.

Bathroom

c.1.34m x 1.28m

Fully tiled bathroom suite comprising shower with glass door and raised shower tray, wc, whb, chrome towel rail, mirror and vanity unit below sink.

Bedroom 1 (Front)

c.3.30m x 2.33m

Double bedroom, high ceiling, window onto the street, timber floor, brushed chrome light fittings and ample plug sockets.

Bedroom 2 (Back)

c.2.90m x 2.90m

Double bedroom, high ceiling, timber floor, brushed chrome light fittings and ample plug sockets, tv point and thermostat control panel.

Utility Room

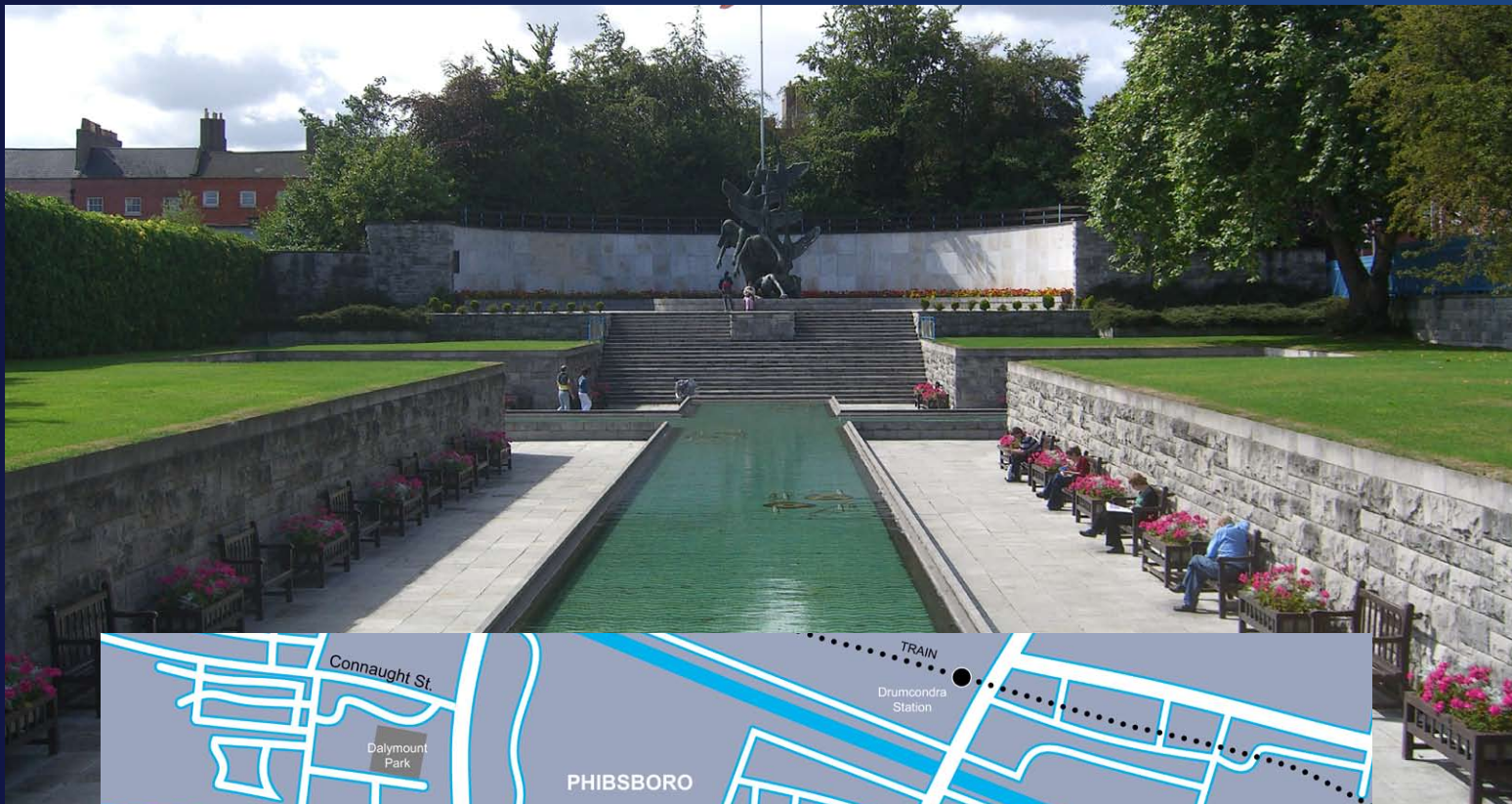
c.1.15m x 2.24m

Utility store room is in outside shed. Tricity Bendix washing machine, Hotpoint dryer, Amica Freezer unit, new Vokera gas boiler. This is not included in the house floor area measurement.

Outside

Westerly facing rear court yard area with utility store room.





Directions:

Just off St. Joseph's Parade which connects Nelson Street and Dorset Street Upper. Property is signposted.

Heating:

Gas fired central heating.

Car Parking:

On street parking.

BER:

B.E.R.: G 550.86kWh/m²/yr
B.E.R. Number: 107640989

Viewing:

By appointment only with sole agents Finnegan Menton
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

PARTICULARS TO BE NOTED: Finnegan Menton for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. In the event of any conflict between the particulars and the contract or conditions of sale, the contract or the conditions of the sale shall prevail. 2. All descriptions, dimensions references to conditions and any necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. The particulars are set out as general guidance for the intending purchaser or lessor and do not constitute, nor constitute part of an offer or contracts. 4. No person in the employment of Finnegan Menton has any authority to make or give any representation or warranty whatever in relation to the property. Ordnance Survey Ireland Licence No. AU0000411. Subject to contract / contract denied. PSR Licence No. 001954. Brochure by www.evolutionvisuals.com