

For Sale By Private Treaty



35 Philipsburgh Avenue

Fairview, Dublin 3

BER E1

3 Bedroom Mid Terraced House
c.109sq.m. / 1,170sq.ft.



FINNEGAN
Menton

Location:

Philipsburgh Avenue is situated in a mature residential setting within walking distance of the City Centre. An array of amenities are on the doorstep which includes Croke Park, Fairview Park, Clontarf DART Station and promenade, numerous bus services, shops and leisure facilities not to mention local national and secondary schools. Eastpoint Business Park, Beaumont Hospital, the Mater Private Hospital are but a few major employers within easy access.

Description:

This is an excellent example of an Alexander Strain 3 bedroom red brick mid terrace period residence with private rear access. Although requiring some modernisation, it would make an ideal family home.

The well-proportioned accommodation comprises in brief of an entrance hall, two large reception rooms, kitchen/dining room & bathroom all located downstairs, while upstairs there are 3 bedrooms and a bathroom. The property oozes character and has had electric, gas and window renovation in recent years. The property benefits from a large attic which offers the potential to convert subject to planning permission.



Features:

- Attractive red brick period residence.
- Sought after residential area in Fairview.
- Close proximity to a host of local amenities.
- Spacious Family Home.
- Period Features.
- Gas Fired Central Heating.
- Well Proportioned Rooms
- Private Rear Access.
- Built by Alexander Strain.
- Large attic space suitable for conversion (S.P.P.)
- House is opposite the Bus Stop.
- West facing rear garden.
- Security alarm system installed.
- Mature neighbourhood.

Floor Area: c.109sq.m. / 1,170sq.ft.

Ground Floor

Entrance Hall

c.6.48m x 1.33m

Elegant hall archway, original front door, under stairs storage, telephone point and alarm panel.

Living Room

c.3.40m x 3.65m

Large room to the front of the property with box bay window and elegant marble fireplace. Double doors (that are currently covered up) leads to the:

Dining Room

c.3.41m x 3.35m

Overlooking the rear garden, spacious room with elegant marble fireplace.

Kitchen / Dining Area

c.3.56m x 3.05m

Ample dining space with an array of wall / floor units, integrated oven, hob & extractor. With access to hot press.

Bathroom

c.1.50m x 3.02m

Comprises wc, whb, bath with shower attachment and access to the rear garden. Could also be used as a utility room.

First Floor

Bathroom

c.1.78m x 1.36m

Comprises white suite with wc, whb, bath, Triton electric shower, wall and floor tiles.

Bedroom 1 (front)

c.3.43m x 5.24m

Full width of the house, large double bedroom located to the front of the house with cast iron fireplace and high ceilings.

Bedroom 2 (return)

c.3.09m x 2.80m

Double bedroom with cast iron fireplace, high ceilings.

Bedroom 3 (rear)

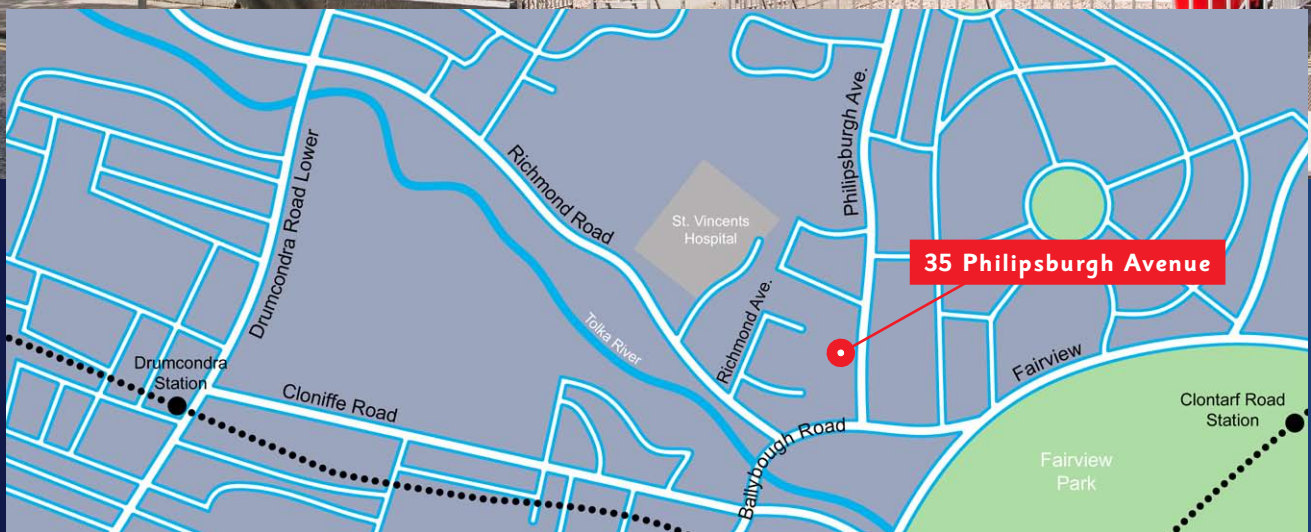
c.3.54m x 3.50m

Large double bedroom with cast iron fireplace overlooking the rear garden / patio area.

Outside

Pedestrian rear lane access door which has private access from a gated "resident only" lane via Turlough Gardens. The west facing rear garden c.5m (16ft.) is laid with decorative slabs and there is access to a gated laneway.





Alexander Strain:

Alexander Strain was an early 20th Century builder whose workmanship and dedication to quality is still something to aspire to today and whose name was synonymous with good, solid, stylish houses.

Directions:

Philipsburgh Avenue connects Fairview Strand to Griffith Avenue. Number 35 is at the Fairview end of Philipsburgh Avenue, directly opposite the Church.

Heating:

Gas fired central heating.



BER:

B.E.R.: E1 72.52kWh/m²/yr
B.E.R. Number: 106512874

Price:

On Application.

Viewing:

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



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