

# Auction

unless previously sold

5th November @ 2.30pm at the offices of Finnegan Menton, 17 Merrion Row, Dublin 2



**17 Harcourt Terrace**

**South City Centre  
Dublin 2**



4 Bedroom Victorian Residence  
c.165sq.m. / 1,780sq.ft.



**FINNEGAN  
Menton**



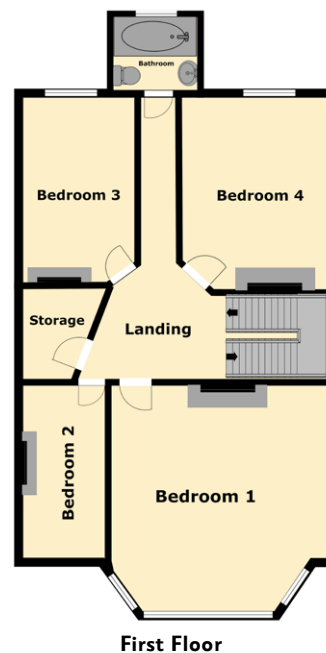
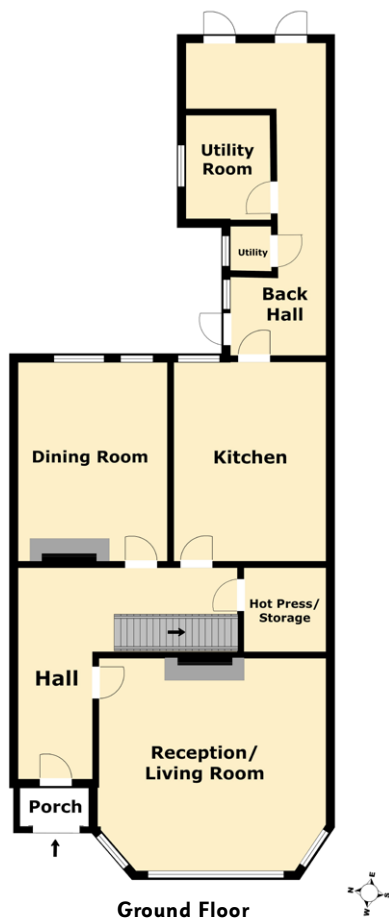


## Description:

Finnegan Menton are proud to present this 4 bedroom end of terrace period residence in need of modernisation. This Victorian home was built circa 1886 and it retains all its original features to include elegant red brick exterior, solid timber staircase, open fireplaces in most rooms, decorative coving, sash windows, rear lane access, iron railed front garden, to name but a few. Accommodation includes two reception rooms, kitchen, utility, bathroom and four bedrooms.

## Location:

Harcourt Terrace is an elegant tree lined cul de sac nestled between Adelaide Road and Charlemont Place with pedestrian access to the Grand Canal. Harcourt Terrace is within easy walking distance of Grafton Street, St. Stephens Green, Iveagh Gardens and Fitzwilliam Square. The house is a one minute walk from the Charlemont Luas Station.



For Identification Purposes only  
Not to Scale

## Features:

- Fantastic location on prestigious road.
- Original house untouched by time.
- High ceiling heights throughout house of 3.3m / 11ft.
- All bedrooms and living rooms have open fireplaces.
- Beautiful staircase and original doors and skirting are in good condition.
- Small cul de sac of beautiful homes on Harcourt Terrace.
- Beside the Grand Canal and Charlemont Luas Stop.
- Central city centre location.
- 5 minutes walk to Grafton Street.
- On street parking.
- Rear pedestrian and vehicular access to the side of house.
- Original sash windows and shutters.
- Victorian Residence (Built circa 1886)
- Good sized attic space - suitable for conversion (SPP)
- Easterly facing rear garden.
- Bright house due to large windows.
- Total site area c.0.024ha.
- Private laneway access to side and rear of property.

**Floor Area: c.165sq.m. / 1,780sq.ft.**

GROUND FLOOR

## Entrance Hall

c.4.58m x 4.93m

Beautiful original staircase in good condition, L-shaped entrance hall with original coving, timber floor, ceiling height 3.3m / 11ft, red brick entrance storm porch with original decorative floor tiles.

## Reception Room

c.4.82m x 3.56m

Generous living room, original sash window with timber window shutters, open fireplace, original decorative coving, ceiling height 3.3m / 11ft, bay window c.3.4m x c.1m.

## Kitchen

c.3.25m x 4.13m

Original cast iron range, ceiling height 3.3m / 11ft.

## Utility Room & Back Hall

c.4.00m x 2.00m

Back door exit into garden area.

## Dining Room

c.3.33m x 4.15m

Open fireplace with timber surround, original coving, ceiling height 3.3m / 11ft. Current layout out as a ground floor bedroom with an ensuite bathroom.

## Hotpress

Large hotpress and store under the main stairs.

FIRST FLOOR

## Bedroom 1 (front left)

c.4.24m x 4.25m

Open fireplace with timber surround. Bay window: c.3.43 x c.0.72m, original coving, attic hatch, 3.3m / 11ft ceiling height.

## Bedroom 2 (front right)

c.3.72m x 2.35m

Open fireplace, high ceiling height 3.3m / 11ft.

## Storage Room

Shelving.

## Bedroom 3 (back left)

c.3.69m x 2.49m

Open fireplace, high ceiling height 3.3m / 11ft.

## Bedroom 4 (back right)

c.4.20m x 3.17m

Timber floor, open fireplace with cast iron surround, ceiling height 3.3m / 11ft, attic hatch.

## Bathroom

c.1.60m x 1.96m

Bathroom suite comprises wc, whb and bath.

## Landing

Large landing with apex roof light makes this house very bright with the high ceiling.







### BER:

B.E.R.: G 486.5kWh/m2/yr  
B.E.R. Number: 800429508

### Solicitors:

Chief State Solicitors Office  
Osmond House,  
Ship Street,  
Dublin 8  
Telephone: 01 417 6100

### Price:

On Application.

### Outside:

Front garden area: c.24ft x 28ft.  
Easterly facing rear garden area: c.21ft x 28ft.  
Rear yard patio area: c.11ft x 24ft.

### Viewing:

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



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