

For Sale By Private Treaty



18 Tritonville Avenue

Sandymount, Dublin 4

BER C1

2 Bedroom Terrace House
c.100sq.m. / 1,076sq.ft.



FINNEGAN
Menton

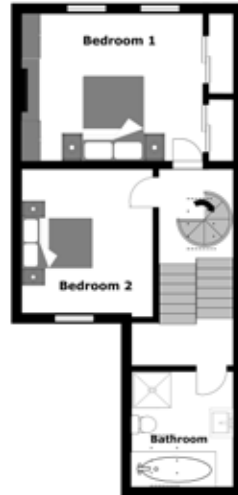
Not to scale
For identification
purposes only



Ground Floor



Second Floor

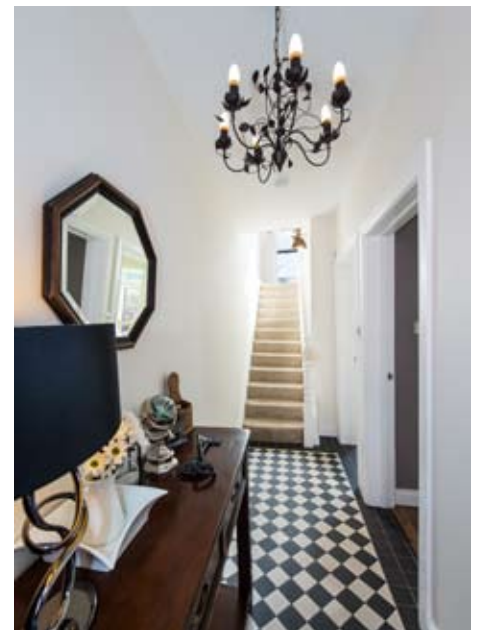


First Floor

Location:

18 Tritonville Avenue is a red brick terrace home tucked away off Cranfield Place, the property is located within a stroll of Sandymount Strand while Sandymount Village and its picturesque Green are also close by.

The RDS and Lansdowne and Sandymount DART Stations are within comfortable walking distance and so is the Aviva Stadium. The heart of Dublin's Business district including St. Stephens Green, Merrion Square and Ballsbridge are within minutes drive. Also within close proximity (c.6 minute walk) to Canal Dock area.



Description:

Finnegan Menton presents this wonderful 2 bedroom mid terrace period home extending to c.100sq.m. / 1,076sq.ft. with additional attic storage of c.15sq.m. / 160sq.ft. The property has a full redbrick exterior and a south facing rear garden patio area and offers great potential to make a comfortable home in a great location in Sandymount being conveniently located in a small cul-de-sac just off Cranfield Place. Convenient to Sandymount Strand, Irishtown Nature Park, Sandymount Village and Sean Moore Park.

This wonderful bright Victorian terraced house was built in 1902 and fully renovated to a very high quality of workmanship in 2013. Tastefully decorated throughout with Farrow & Ball and Dulux paints colours makes this an inviting family home with modern, bright and functional space but totally empathetic to the period of the house including brick chimney breast and brickwork arch in the attic space and new black & white monochrome entrance hall tiles.

Tritonville Avenue is mentioned in James Joyce masterpiece Ulysses "past the Presbyterian church grounds and along by shady Tritonville Avenue where the couples walked and lighting the lamp near her window where Reggy Wylie used to turn his freewheel".

Floor Area: c.100sq.m. / 1,076sq.ft.

Ground Floor

Entrance Hall

c.1.20m x 4.68m

Black and white ceramic floor tiles, coat rail, Dulux porcelain matt wall paint, elegant hall light fitting, high ceiling.

Living Room

c.3.56m x 4.57m

Feature open brick chimney breast (possibly suitable for a nice stove if required). Painted in Dulux taupe, wood effect ceramic floor tiles, decorative glass light fitting, high ceiling double doors open onto dining room, underfloor heating.



Dining Room

c.3.89m x 3.32m

Painted in Farrow & Ball Saxon Green, wood effect ceramic floor tiles underfloor heating, high ceiling, double French doors to south facing patio area, very bright room.



Kitchen

c.1.92m x 6.15m

Luxury black marble and quartz mirror fleck tiles. Luxury Kube interiors premium chic range kitchen with a high gloss ivory white finish including all integrated appliances, Zanussi cooker, Baumatic 4 ring gas hob, Candy stainless steel extractor fan, Zanussi fridge freezer, Zanussi washing machine, Baumatic tumble dryer, Zanussi dishwasher, velux roof light, French doors open onto patio area.



Guest WC

White bathroom sanitary ware suite comprising wc, basin, Polished chrome fitting and black Quartz floor tiles.



First Floor

Bathroom

c.2.10m x 2.67m

Bright bathroom on the first floor return with a large velux window, white bathroom sanitary ware suite comprising wc, whb, custom made walk in shower cubicle, white bath with chrome lion claw feet, mirror vanity unit, chrome heated towel radiator, black and white floor tiles, white wall tiles, chrome sanitary ware accessories to include towel rails and towel holders.

Bedroom 1 (Master)

c.3.46m x 4.89m

Front bedroom, large double bedroom, Kube Interiors large slide robe (full sized wall wardrobe), two additional Italian designed hand made fitted wardrobes, carpeted, two sash windows make this room bright and inviting.

Bedroom 2

c.3.32m x 3.05m

Double bedroom, two Italian designed hand made fitted wardrobes, carpeted, bright south facing bedroom.

Hotpress

Clever design, water tank and hotpress located on the first floor hall ceiling space, excellent design feature.

Attic / Storage Area

Exposed feature brick wall makes this attic space very inviting it is accessed via a spiral stairs to the attic, Ikea Hemnes attic day bed included in the sale with the mattress and three drawers used for extra storage, c.15sq.m. / 160sq.ft. of additional attic storage.

Outside

South facing paved patio (2.4m wide x 7.2m long), outside lights included.



Features:

- Family home extending to 100sq.m. / 1,076sq.ft.
- South facing garden patio area to the rear.
- Attic is converted and additional c.15sq.m. / 160sq.ft.
- Polished chrome light fittings and door handles.
- House completely renovated in 2013 to luxury standard.
- Solar panels for water heating system.
- Victorian red brick built in 1902.
- Curtains, carpet, blinds and light fittings all included.
- Kube Interiors kitchen with all appliances included.
- Underfloor heating and new heating system.
- New high quality sash windows and luxury doors.
- 3 minute walk to Sandymount Green & Sandymount Strand.
- Fully alarmed & fully rewired.
- Small cul-de-sac off Cranfield Place.
- Beside St. Matthews National School.
- Character filled period residence with high ceilings throughout.
- Sought after residential location in Dublin 4.
- Walking distance to the DART line.
- Bus stop close by on Church Avenue.

Directions:

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

BER:

B.E.R.: C1 158.52kWh/m2/yr
B.E.R. Number: 104358502

Price:

On Application.

Heating:

Gas fired central heating.

Viewing:

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



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