

BER D1



DUBLIN 6

| 13 Charleville Close, Rathmines

Lisney

01-280 6820

Discreetly tucked away in a convenient location, a short stroll from Rathmines, Harold's Cross and the City Centre. This mid terrace red brick townhouse is bound to appeal to those buyers looking to secure a family home or investment in the area.

Offering off street car parking accessed from behind electric gates. This mid terrace red brick town house offers accomodation extending to 80sqm (861 sq ft) laid out over two floors comprising, entrance hall with guest W.C. A spacious sitting room with box bay window and open fireplace overlooks the front. The kitchen/dining room spans the width of the property to the rear and offers excellent cupboards with integrated appliances and sink unit overlooking the rear garden. The rear garden measuring approximately 15 ft is accessed from the dining area through patio doors.

Surrounded by stone walls the low maintenance rear garden offers a secluded rear garden perfect for al fresco dining.

Rathmines Village is within walking distance with its wide range of local restaurants, bars and specialist stores, including the Swan Centre, Fallon & Byrne, Farmer Browns and the Stella Cinema. There is excellent public transport available nearby including the regular bus service on Rathmines Road and Beechwood or Milltown Luas station. Located less than 2km from St Stephen's Green.

## Features

- Extremely central and convenient address within a short walk to both Rathmines & Dublin City Centre.
- Overall floor area of approximately 80 sqm (870 sqft)
- Regular bus routes to and from the city centre namely the 15, 15a, 17, 49, 54A, and 65.
- Gas fired central heating system.
- Public transport by Bus, 15 and Luas stop at Beechwood.
- Fitted carpets, curtains, kitchen appliances and blinds included in the sale.
- Private low maintenance rear garden of approximately 15ft







## Accommodation

**ENTRANCE HALL:** 2m x 4.2m (6'7" x 13'9") Semi solid oak floor

**DOWNSTAIRS WC:** w.c., wash hand basin

**SITTING ROOM:** 3.45m x 4.6m (11'4" x 15'1") semi solid oak flooring, fireplace with timber surround & gas fire insert.

**KITCHEN/BREAKFAST ROOM:** 5.6m x 2.95m (18'4" x 9'8") excellent range of cupboards, complete with integrated appliances, door to rear garden.

### FIRST FLOOR

**BEDROOM 1:** 2.85m x 2.8m (9'4" x 9'2") built in wardrobe

**BEDROOM 2:** 2.9m x 3.6m (9'6" x 11'10") built in wardrobe, door to

**ENSUITE SHOWER ROOM:** Shower, pedestal wash hand basin, w.c.

**BEDROOM 3:** 2.15m x 2.8m (7'1" x 9'2")

**BATHROOM:** Bath with shower over, w.c., pedestal wash hand basin

### OUTSIDE

Located behind electric gates offering off street parking on a cobble lock driveway. The rear garden is paved and walled extending to approximately 15ft, offering a perfect oasis for al fresco dining.



**Lisney**

**BER INFORMATION**

DI  
105532287  
245.21 kWh/m<sup>2</sup>/yr

**EIRCODE**

D06X042

**OFFICES (SALES/LETTING)**

8 Railway Road, Dalkey,  
Co. Dublin, A96 D3K2.  
Tel: 01 285 1005  
Email: dalkey@lisney.com

St. Stephen's Green House,  
Earlsfort Terrace, Dublin 2,  
D02 PH42.  
Tel: 01 638 2700


51 Mount Merrion Avenue,  
Blackrock, Co. Dublin,  
A94 W6K7.  
Tel: 01 280 6820


11 Main Street, Dundrum,  
Dublin 14, D14 Y2N6.  
Tel: 01 296 3662


171 Howth Road,  
Dublin 3, D03 EF66.  
Tel: 01 853 6016


103 Upper Leeson Street,  
Dublin 4, D04 TN84.  
Tel: 01 662 4511

Terenure Cross,  
Dublin 6W, D6W P589.  
Tel: 01 492 4670

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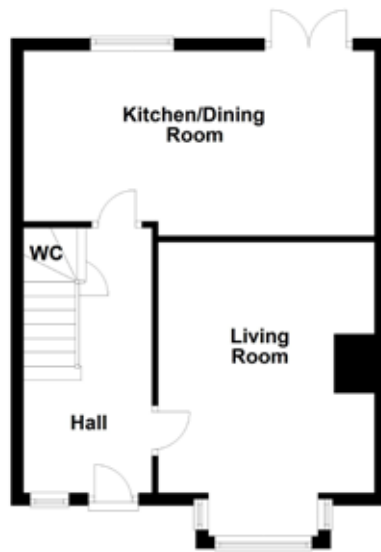
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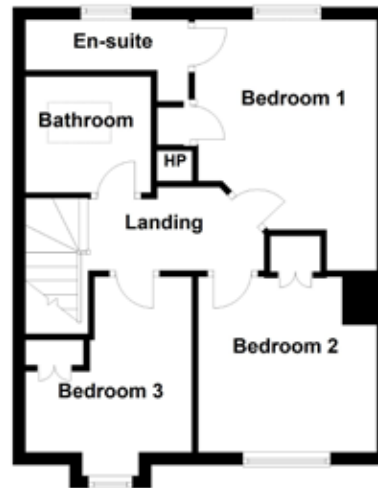
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**FLOOR PLANS**

NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY



**GROUND FLOOR**



**FIRST FLOOR**



Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. ALL measurements are approximate and photographs provided for guidance only. PSRA No. 001848

