

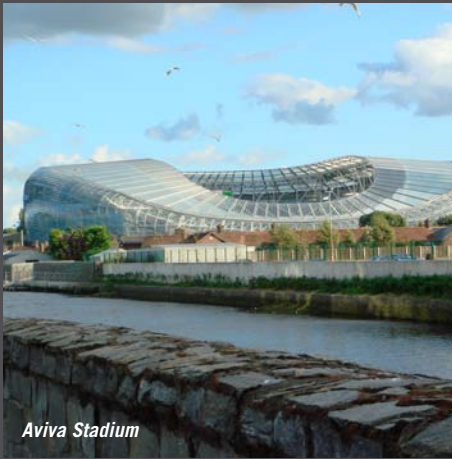
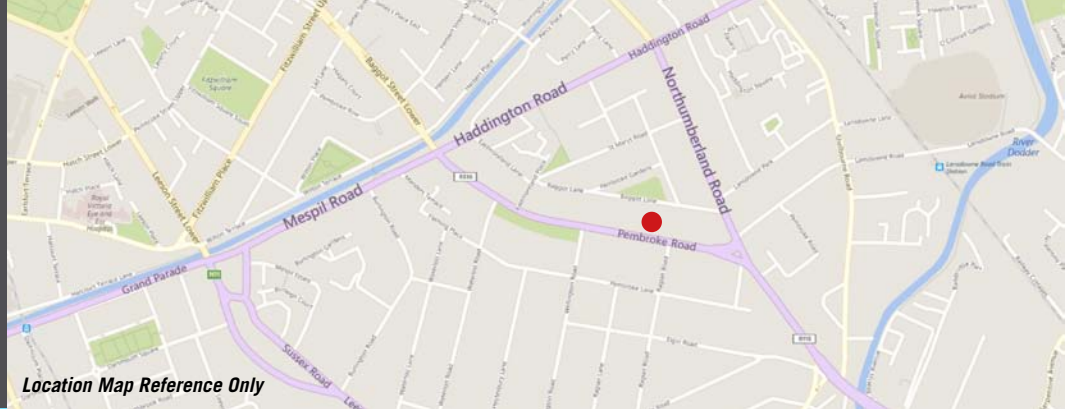
76 Pembroke Road
Ballsbridge
Dublin 4

RESIDENTIAL



BER EXEMPT

- Entire period building in excellent condition throughout with generous rear garden.
- Prime location in Dublin 4.
- Extends to 375.80 sq.m (4,045 sq.ft) GIA.
- Currently in multiple residential use (11 double en-suite bedrooms).
- Full vacant possession available.
- Potential for immediate rental income or conversion to fine family residence, subject to planning permission.



LOCATION

The property is located on the north side of Pembroke Road midway between Baggot Street and Lansdowne Road.

Pembroke Road is a prestigious and sought-after residential location, a short stroll to a host of local amenities on Baggot Street with its range of specialist shops, pubs and restaurants. Nearby Ballsbridge and the Aviva Stadium are a short stroll away as are the recreational amenities available at Herbert Park.

Dublin's primary business, financial and shopping districts are all within easy reach making this a first class residential location. There are numerous city bound and cross city bus services available on Pembroke Road and the Dart at Lansdowne Road is easily accessible.

DESCRIPTION

Number 76 comprises a three storey over garden level terraced period building with a three storey return and modern single storey extension to the rear.

Currently in good condition throughout the accommodation provides for 11 double en-suite bedrooms. In addition, there is a sitting/living room on the first floor and kitchen/utility facilities at garden level.

A generous patio with raised garden is provided to the rear.

The property could be let in its current condition or refurbished for alternative uses subject to planning permission.

ACCOMMODATION

The accommodation and schedule of areas (gross internal) are outlined in the table below.

FLOOR AREAS

Area	size sq.m	size sq.ft
Garden Level	72.89	785
Garden Level Return	47.33	510
1st Floor	72.89	785
1st Floor Return	18.46	199
2nd Floor	72.89	785
2nd Floor Return	18.46	199
3rd Floor	72.89	785
Total	375.80	4,045

All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence in this regard.



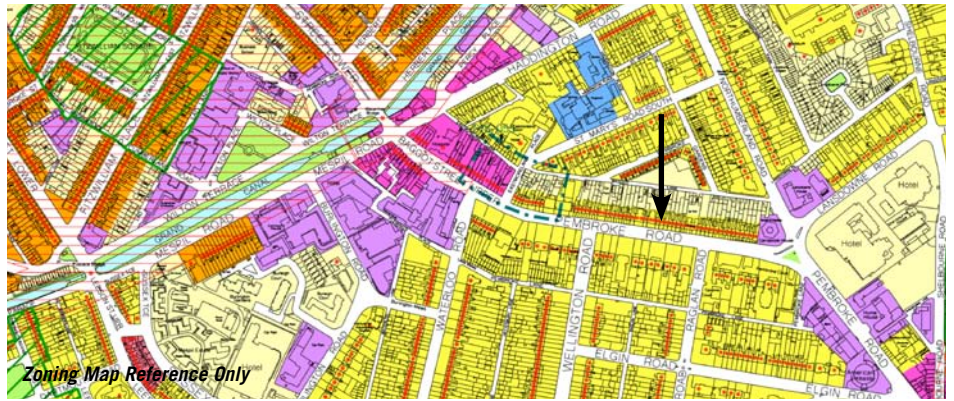




Aerial View



Canal Walk



Zoning Map Reference Only



Public Transport Links

ZONING

The property falls under the administrative control of Dublin City Council and is zoned Objective Z2 ***“To protect and/or improve the amenities of residential conservation areas”***.

The property is listed as a Protected Structure.

BER

BER Exempt.

PRICE

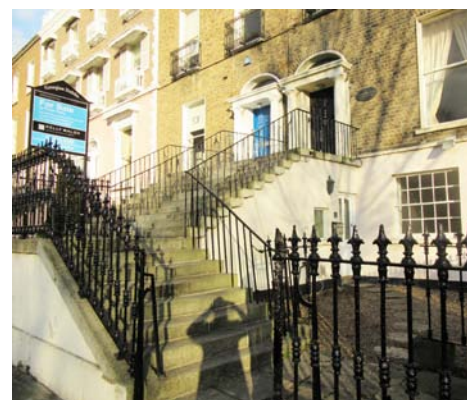
On application.

VIEWING

Strictly by appointment with sole selling agent.

CONTACT

For more information and inspection, please contact **Jeremy Kelly** at Kelly Walsh Property Advisors & Agents on 01 6645500 or email jeremy@kellywalsh.ie



Ballsbridge



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