

FOR SALE BY PRIVATE TREATY

106 BAGGOT LANE, BALLSBRIDGE, DUBLIN 4



Living Dining Area



Master Bedroom

- 3 bedroom mews property with a superb location in the heart of the City Centre.
- South facing rear garden.
- Modern design with feature stone wall and internal glazing adding to the uniqueness of the property.
- Close to a range of amenities and within walking distance of Ballsbridge and St. Stephens Green.
- Off street parking.

BER DETAILS

BER C2. Certificate available upon request.

PRICE

On application.

SALES AGENTS

Kelly Walsh 15 Herbert Street, Dublin 2, D02 HR63



 **KELLY WALSH**
property advisors & agents

01.664.5500

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LOCATION

The property is located on Baggot Lane in the heart of Dublin 4. Baggot Lane is located to the north of Pembroke Road and connects Northumberland Road to Marys Road in Dublin 4.

Baggot Street with its array of local shops, restaurants and pubs is just a two minute walk away. The property is only a stone's throw from Ballsbridge Village with a fine selection of top quality restaurants and eateries, bars, speciality shopping and amenities. St Stephens Green and Grafton Street are within a 15 minute walk away.

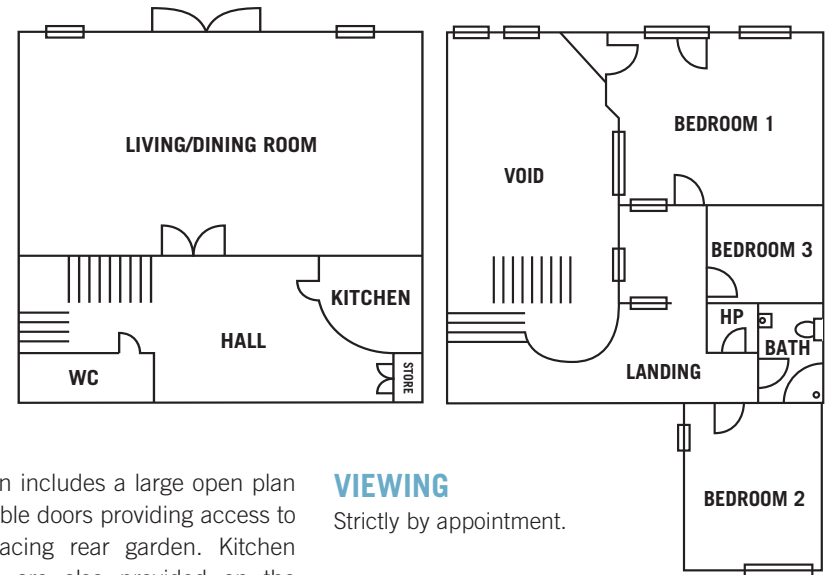
There is a host of schools in the area making it a popular location for busy professionals and families. Public transport in the area is second to none with a regular bus routes along the road and DART services available at nearby Lansdowne Road. Dublin City Centre and has many amenities close by including the Aviva Stadium, Herbert Park, The Dodder Valley Walk.

DESCRIPTION

The property extends to 120sq.m and comprises a three bedroom mews which provides the perfect opportunity for the discerning purchaser to create a modern home in an ideal location.

FLOORPLANS

Floorplan not to scale reference Only.



The accommodation includes a large open plan living area with double doors providing access to the lovely south facing rear garden. Kitchen and toilet facilities are also provided on the ground floor.

On the first floor the property boasts two double bedrooms, a single bedroom along with main bathroom.

The architecture internally provides for a feature stone wall running the full height of the property and the use of extensive internal glazing on the first floor making the home bright and airy.

VIEWING

Strictly by appointment.

CONTACT

For more information and inspection, please contact **Sean Dillane** or **Helena Kelleher** at Kelly Walsh Property Advisors & Agents. Email: sean@kellywalsh.ie or helena@kellywalsh.ie

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