



31 Grovenor Lane, Rathmines, Dublin 6

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent are delighted to bring to the market this charming four bedroom plus attic mews style property, located just off Leinster Road, in the heart of Rathmines.

31 Grosvenor Lane boasts an attractive cut stone facade and extends to approx. 168 sq m / 1,812 sq.ft. (including attic room) and comprises entrance hallway with guest w.c & utility, kitchen/breakfast room, living room, four bedrooms (one ensuite), main bathroom and attic room with shower room. The property is further complimented by a spacious south facing rear garden and a small adjoining garage to the front.

The location is both quiet and convenient. Located on a quiet laneway nestled just off Leinster Road and just a short distance from Rathmines, Rathgar and Harolds Cross all which offer a myriad of specialist shops, boutiques, restaurants and well-kept parks. In addition there is a good selection of public transport links and the city centre is within walking distance. The area is well served by schools both primary and secondary including Rathgar National School, St. Mary's and St. Louis secondary schools.

Viewing is highly recommended.

SPECIAL FEATURES

- » Charming 4 bedroom plus attic mews style home.
- » Attractive cut stone façade.
- » Approx. 168 sq.m. / 1,812 sq.ft. (including attic).
- » Fully alarmed
- » Spacious south facing rear garden.
- » Small adjoining garage to front.
- » Excellent location just off Leinster Road, only a short distance from Rathmines, Rathgar and Harold's Cross.
- » Good selection of public transport links including numerous bus links, while city centre is within walking distance.
- » Well serviced by both primary and secondary schools.



ACCOMMODATION

ENTRANCE HALLWAY

6.07m (19'10") x 1.18m (3'10")
Spacious entrance hallway with wooden flooring and alarm keypad.

UTILITY ROOM

2.63m (8'7") x 1.88m (6'2")
Offering extra storage space with heated towel rail, shelving and plumbed for washing machine.

GUEST W.C.

2.5m (8'2") x 1.18m (3'10")
Incorporating w.c., w.h.b. and also plumbed for washing machine.

KITCHEN

2.61m (8'6") x 4.18m (13'8")
Fully fitted Shaker style kitchen offering an array of wall and base units with oven, hob, ex fan, integrated fridge/freezer, dishwasher and wooden flooring. Sliding door to:-

LIVING / DINING ROOM

6.5m (21'3") x 5.18m (16'11")
(Max Measurement)
Comfortable area with wooden flooring and cast iron fireplace. Double doors leading to rear garden.

FIRST FLOOR

LANDING

Hotpress and wooden flooring.

BATHROOM

1.98m (6'5") x 2.39m (7'10")
Incorporating w.c., w.h.b. and bath with electric shower. Tiled floor and splash back.

BEDROOM 1

3.39m (11'1") x 2.94m (9'7")
Spacious room with wooden flooring and set to the front of the property.

BEDROOM 2

3.28m (10'9") x 3.41m (11'2")
Set to the front of the property with wooden flooring and fitted windows.

BEDROOM 3

3.1m (10'2") x 4.8m (15'8")
Overlooking the rear garden with ensuite and wooden flooring.

ENSUITE

1.24m (4'0") x 2.51m (8'2")
Incorporating w.c., w.h.b. and shower cubicle with electric shower.

BEDROOM 4

3.4m (11'1") x 3.9m (12'9")
Also overlooking the rear garden with wooden flooring and fitted wardrobes.

ATTIC LEVEL

BEDROOM 5

4.77m (15'7") x 4.27m (14'0")
Spacious room with wooden flooring and Velux windows.

SHOWER ROOM

2.28m (7'5") x 1.47m (4'9")
Incorporating w.c., w.h.b. and shower cubicle with electric shower.



OUTSIDE

REAR GARDEN

5.9m (19'4") x 9.5m (31'2")

Lawned private rear garden surrounded by ivy covered walls and offering a sunny south facing orientation. Also including timber decking, ideal for al fresco dining.

GARAGE

1.7m (5'6") x 2.5m (8'2")

Offering extra storage space.

BER DETAILS

BER Rating : D2

BER Number : 102005543

Energy Performance Indicator : 288.96 kWh/m2/yr

DIRECTIONS

Travelling from the City Centre proceed over Portobello Bridge and continue along Rathmines Road Lower. Take a right turn at Rathmines Library onto Leinster Road and then take a right turn onto Grosvenor Lane. Continue along the laneway, veering to the left and No. 31 is on the second house on the left hand side (opposite Grosvenor Lodge)

VIEWING

Strictly by prior appointment only with sole selling agent, Hunters Estate Agent, City Centre on 01 668 0008 or email info@huntersestateagent.ie

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