

For Sale by Private Treaty



27 Swan Grove, Ranelagh, Dublin 6

Bright & spacious mid terrace property situated in this much sought after location.

1,023 sq ft / 95 sq m

Asking Price: €550,000



BER No. 109386433
EPI: 147.98 k/Wh/m²/yr

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Description

Lansdowne Partnership is delighted to present 27 Swan Grove to the market. A bright and spacious three bedroom terraced property enjoying gated off street parking to the front and a low maintenance paved and lawned sunny rear garden extending to 9.88m long x 4.14m wide (32'4" x 13'5") benefitting from a westerly aspect.

No. 27 is presented in excellent condition throughout and is ideally nestled in a quiet cul de sac within this highly sought after location, likely to appeal to investors and owner occupiers alike. The light filled, well-proportioned accommodation is arranged over three levels and briefly comprises an entrance hall, living room, kitchen/dining room with door to the garden. Upstairs on the first floor, there are two bedrooms and a bathroom.

A further flight of stairs leads up to a third bedroom with ensuite shower room and separate walk-in attic offering excellent storage.

Location and Amenities

Swan Grove is situated in the heart of Ranelagh enjoying a most appealing village atmosphere. An abundance of amenities on your doorstep include various specialist shops, cafes, bars, restaurants, supermarkets and a boutique hotel to name but a few. A superb selection of junior and secondary schools are plentiful within the locality.

Recreational amenities in the area include various sports clubs, gyms, Ranelagh Gardens Park and Canal bank walks. Excellent transport links abound, including the LUAS at Ranelagh, various bus routes and N11 (QBC) allowing ease of access to the surrounding area. The city centre is within a 10 minute walk away.

Viewing is highly recommended.

Accommodation

Entrance Hall: 4.73m x 1m (15'5" x 3'2")
Hardwood floor, ample under stairs storage.

Living Room: 3.79m x 3.12m (12'4" x 10'2")
Timber fireplace with polished marble inset, hearth and gas fire, hardwood floor, t.v. point, ceiling coving.

Kitchen/Dining Room: 4.18m x 3.19m (13'7" x 10'4")
Range of built-in units, worktop, splashback, stainless steel sink unit, stand alone range cooker comprising a 5 ring gas hob and oven under, extractor fan over, integrated washing machine, dishwasher and provision for fridge/freezer, gas fired boiler. Tiled floor and door to the rear garden.

Staircase to First Floor

Landing: 2.88m x 1.59m (9'4" x 5'2")
Hotpress with immersion and shelving.

Bedroom 1: 4.18m x 2.67m (13'7" x 8'7")
Window to the front, phone point.

Bedroom 2: 3.22m x 2.21m (10'5" x 7'2")
Window to the back, phone point.

Bathroom: 2.2m x 1.92m (7'2" x 6'2")
Jacuzzi bath with electric shower over, w.c., pedestal wash hand basin with illuminated mirror over, heated towel rail, fully tiled walls, tiled floor.

Staircase to Second Floor

Landing: 1.78m x 1.57m (5'8" x 5'1")
Velux window.

Bedroom 3: 4.19m x 2.67m (13'7" x 8'7")
Window to the front, phone point.

Ensuite Shower Room: 1.42m x 0.86m (4'6" x 2'8")
Step-in tiled shower unit, w.c., pedestal wash hand basin, mirror over, extractor fan, fully tiled walls, tiled floor.



Property Features

- Bright and spacious accommodation throughout
- Off-street parking
- Private sunny westerly rear garden
- Highly convenient location
- Double glazed windows throughout
- Gas fired central heating
- Extending to approx. 95sq.m/1,023sq.ft.
- Excellent transport links including the LUAS, several bus routes, N11 (QBC)
- Within walking distance of the City Centre
- Quiet cul de sac setting

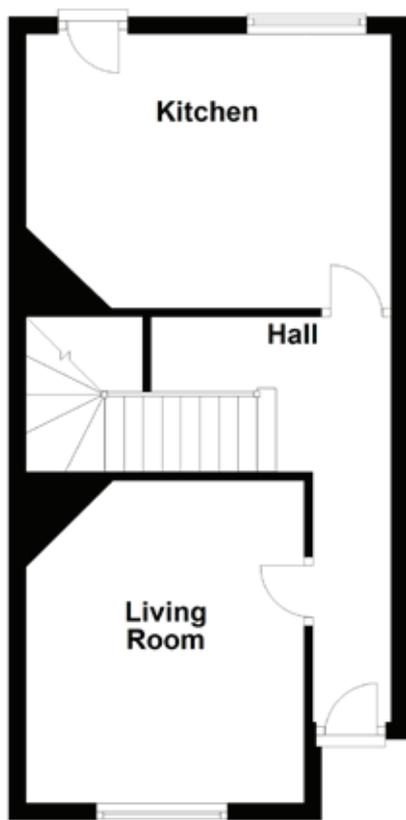


Floor Plan

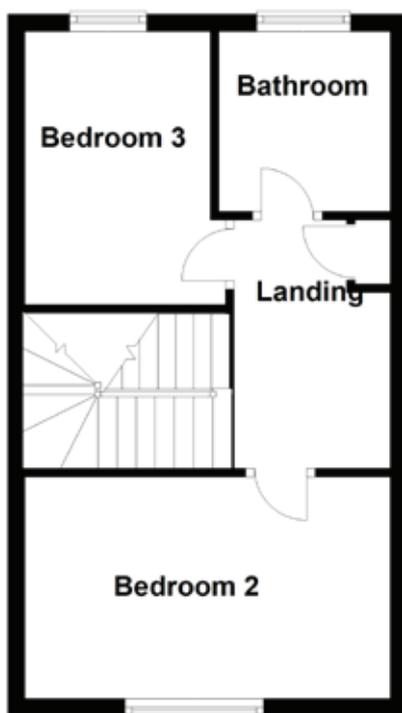
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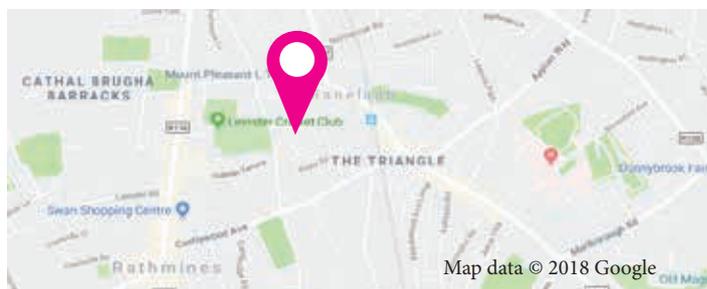
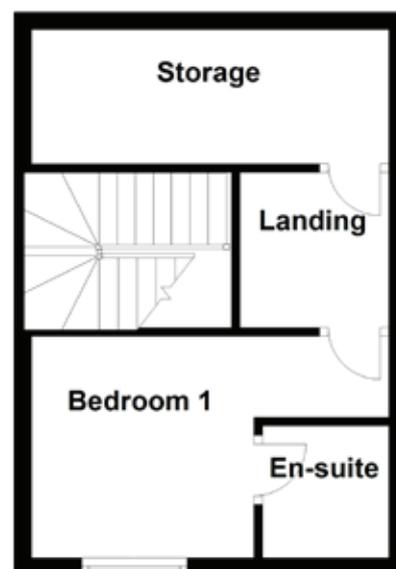
Ground Floor



First Floor



Second Floor



Directions

Driving along Ranelagh Road from the city centre. Take a right hand turn onto Mountpleasant Place and second right and then the second left onto Swan Grove. No. 27 is located on your right hand side.

Lansdowne
Partnership
ESTATE AGENTS

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