

FOR SALE
BY PRIVATE TREATY



Apartment B, 19 Warrington Place, South City Centre, Dublin 2



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South City Centre, Dublin 2

BER: Exempt, GIA: c. 47 m²

A row of well retained Georgian Houses on Warrington Place sets the stage for this charming one bedroom apartment. Once an elegant drawing room and formal dining room which was converted in the 1980's by Hardwick Developments. The living area is positioned to the front of the building facing onto the Grand Canal with wall to wall kitchen units and a feature traditional open fireplace. The dining table sits perfectly at the two six pane sliding sash window which attracts an abundance of natural light into the room. The spacious bedroom with a ceiling height of 3.5m has wall to wall wardrobe / storage space. The bathroom is fully tiled with a bath and electric shower and some reconfiguring would certainly improve the overall space. The property also has significant potential should the new owner wish to redesign rooms contributing to the wonderful character the apartment has to offer. The front of the building has beautiful open plan communal gardens which are maintained by a Management Company and decorative cast-iron railings over a moulded granite plinth form the boundary with access through a pedestrian gate. No.19 Warrington Place was built as part of a terraced streetscape positioned along the Grand Canal and is a very good representation of early to mid-nineteenth-century domestic architecture in Dublin. To arrange a viewing contact Paul Tobin Estate Agents on 01 902 0092

Wonderful Character with Potential for Redesign



FEATURES

- Painted with Contemporary Colourtrend colour scheme
- 3.5 meter Ceilings heights in Lobby, Livingroom and Bedroom
- Six over six pane sliding Sash Windows in both Bedroom and Livingroom
- Open fire in living room and and blocked up open fire in the bedroom
- Fully fitted kitchen with appliances (included in sale)
- Fully tiled bathroom with bath and T90 electric shower
- Wardrobe space wall to wall with Louvre doors
- Carpeted throughout
- New Light Fittings



ACCOMMODATION

Entrance Lobby 1.6m wide by 2.01 (Carpeted)
Ceiling Height 3.5m

Livingroom 4.29m by 4.33m (Carpeted)
Ceiling Height 3.5m

Fully Tiled Bathroom with Bath 1.56m by 2.74m Ceiling Height is 2.37

Spacious Bedroom 4.8m by 3.8m plus 1.6 by 0.80 Vanity area (Carpeted) Ceiling Height 3.5m

Parking:

On street resident parking disc approximately €80 per annum obtained from Dublin City Council

Building Features:

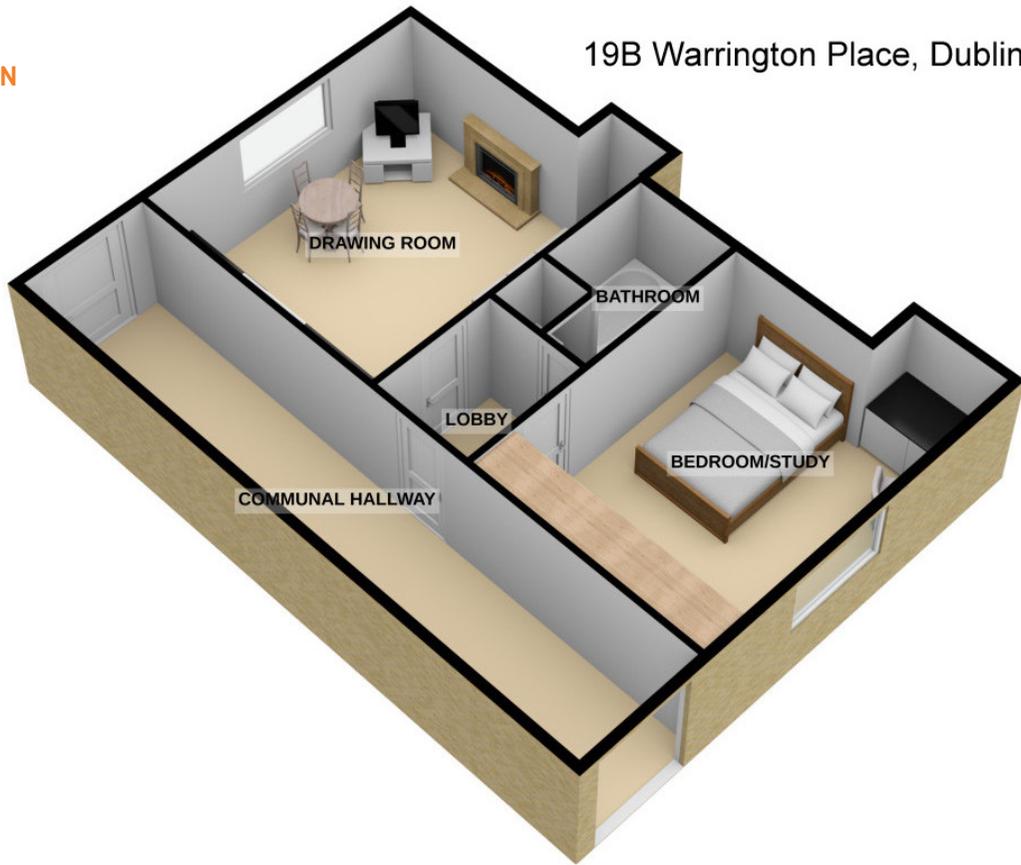
- Six over six pane sliding sash windows with granite sills
- Spoked Georgian fanlight featured over main building front door
- Decorative cast-iron railings to front with pedestrian gate
- Decorative cast-iron balconettes to first and second floor windows
- Granite-paved entrance platform with bull-nosed granite steps

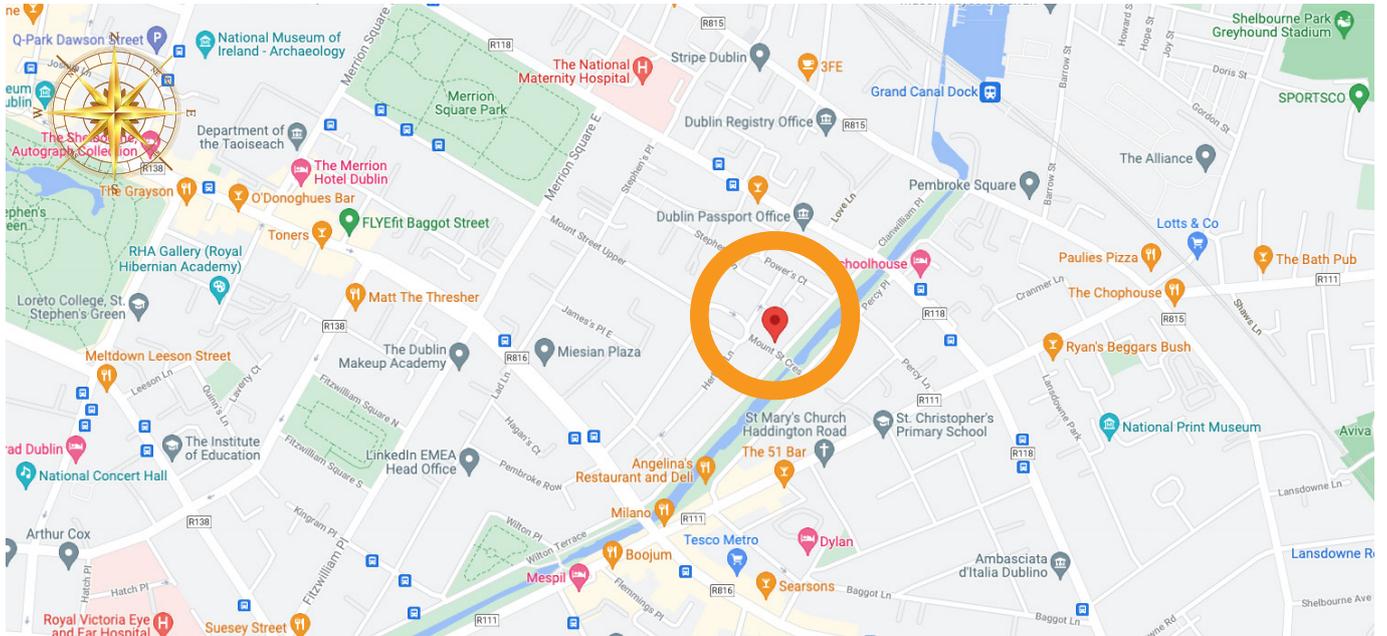




FLOOR PLAN

19B Warrington Place, Dublin 2





PSRA Licence Number: 003786



ACCREDITED
(VALID UNTIL OCT 2020)
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