2 THE COURTYARD
RANELAGH • DUBLIN 6

2 The Courtyard is a fine mid terraced townhouse located in this boutique style development built by the renowned Cosgrave Brothers.

The property has been completely renovated and extended by the current owner combining a superior quality finish with old world charm. The result is a deceptively spacious home presented in turn key condition. A ‘New England’ style conservatory has been added to the rear of the property extending the kitchen to create a spacious kitchen/dining area that takes full advantage of the south orientation.

The entrance hall opens to drawing room with box bay window. The living room features a fireplace with oak surround and gas coal effect fire. Dual access leads to the kitchen/dining room. The kitchen has been fitted with solid Maple wall and floor units, tiled splashbacks, granite work tops, Miele integrated electrical appliances and Amtico Ceramic flooring. Upstairs, there are three bedrooms, two doubles and a single. The bedrooms have been extensively fitted with luxurious solid oak built-in furniture. The main bedroom has the benefit of an ensuite and there is a good sized bathroom both of which are complete with high quality sanitary ware and hand painted walls tiles.

To the rear of the property is a fenced South facing paved patio garden.
Location

The courtyard is a mature development at the top end of Hollybank Avenue and being a cul-de-sac it ensures traffic and bustle are kept at bay. Ranelagh Village with its array of shopping facilities, wide choice of restaurants and cafes is only a few minutes’ stroll away. Residents can enjoy the ambience of village life whilst being only a short commute from the city centre which with the LUAS, access has become even faster.

Amenities

For recreational facilities the David Lloyd Riverview Sports & Leisure, Fitzwilliam Lawn Tennis and Milltown Golf Clubs are all nearby. Herbert Park & Donnybrook Village are also closeby. There is an excellent selection of primary and secondary schools within the locality to include Scoil Bhride, Sandford Park & Gonzaga College to name but a few.

Transport

Local transport links are plentiful with both the LUAS and the No 11 & No 44 bus routes providing easy and swift access to the city centre.
Features

• Gas Fired Central Heating
• Double Glazed
• One Car Parking Space
• Intercom System
• South Facing Rear Garden

Service Charge: €940.00 p.a.

BER Details:
BER: C2  BER Number: 107853541
Energy Performance Indicator: 184.56kWh/m²/yr

Approximate Overall Floor area:
128sq.m./1,377sq.ft

Price: €695,000

Viewing: Jacqui McCabe
Jacqui.Mccabe@ie.knightfrank.com

Conditions to be noted: These particulars are issued by HT Meagher O’Reilly trading as Knight Frank on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of these particulars, they do not constitute an offer or contract. All descriptions, dimensions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only; they are given in good faith and believed to be correct, and any intending purchaser/tenant should not rely on them as statements or representation of fact but should satisfy themselves (at their own expense) to the correctness of the information given. Prices are quoted inclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction. Neither HT Meagher O’Reilly trading as Knight Frank or any of their employees have any authority to make or give any representation or warranty in respect of this property. Reg. No. 001880.