



# 30 MONTPELIER HILL

Arbour Hill, Dublin 7, D07 V6F8.



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88.04sq.m

 (01) 490 3201

 [www.jpmdoyle.ie](http://www.jpmdoyle.ie)

## For Sale by Private Treaty

### LOCATION

The property is situated in a quiet, residential area, at the gates of some of the best attractions for leisure and business that Dublin City has to offer. Within a few minutes` walk of the property you are greeted by The Phoenix Park, Dublin Zoo, The Criminal Courts Building, Smithfield & Liffey Valley Quay. Heuston Station, the Red Luas Line & several Bus Stops reside on its door step and connect the surrounding areas & city with inexplicable ease. There are also a large choice of Restaurants, Pubs, and Schools & Hospitals all within easy reach ensuring the area is fully catered for.

### DESCRIPTION:

J P & M Doyle are delighted to bring to the market, this fine, red brick fronted, three bedroom, midterraced family residence, built in c. 1930`s. The property extends to c.88.04 sq m / 948 sq ft, and provides well-proportioned, light-filled accommodation that requires some modernisation throughout to release its full potential, and provides an opportunity for its new owners to curate the property into their perfect home.

Accommodation briefly comprises of a Porch, Entrance Hall Way, Bay Windowed Livingroom, Dining Room, Kitchen, Upstairs Landing, Three Bedrooms and Family Bathroom. Outside, there is a Front Garden with Off Street Parking & Rear Elevated Garden & Storage Shed.

### ACCOMMODATION:

<b>Porch:</b>	1.9m x 0.79m Features Tiled Flooring
<b>Entrance Hallway:</b>	4.6m x 1.9m Features Under Stairs Storage
<b>Living Room:</b>	4.69m x 3.23m Features Bay Window, Tiled Fireplace with Gas Inset, T.V Point
<b>Dining Room:</b>	4.29m x 3.24m Features Tiled Fireplace with Gas Inset, T.V Point
<b>Kitchen:</b>	2.97m x 1.91m





## Upstairs

**Landing:** 3.08m x 1.9m

**Bedroom 1:** 4.69m x 3.22m  
Features Bay Window, Fitted Storage Unit & Tiled Fireplace (Not In Use.)

**Bedroom 2:** 3.24m x 3.67m  
Features Hot Press & Storage press

**Bathroom:** 1.9m x 1.89m  
W.C, W.H.B & Bath

**Bedroom 3:** 1.9m x 2.9m



## OUTSIDE:

- Front Garden Off-Street Parking & Gravel Area Planted with Shrubs and Mature Hedge.
- Rear Garden (**11.13m x 5.53m**) with Storage
  - Shed (**3.9m x 2.37m**) located at the bottom of the garden.



## **FEATURES & SERVICES:**

- Main Water & Sewage
- ESB
- Gas fired central heating
- Cable T.V



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**E1**

**PRICE REGION:**

**€425,000**



JP&M  
**DOYLE**

Established. 1952

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PSRA Licence: 002264

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