

# 59 HERBERT LANE

Dublin 2

**FOR SALE**





## 59 HERBERT LANE

*"59 Herbert Lane is a highly desirable three-bedroom mews, built c. 1977 in a location of enviable convenience hidden off Herbert Street and parallel to Lower Baggot Street, and just a short stroll from St Stephen's Green and Grafton Street."*



Superbly maintained, this fabulous home of approx. 132 sq. m. / 1,431 sq. ft. has a sizeable garage measuring approx. 19 sq. m. / 204.5 sq. ft. for off street parking. The current owners have a Resident's Parking Permit for Herbert Lane and Herbert Street. A sunny, south-facing mature garden and a good-sized private decking area on the first floor complete the accommodation.









# ACCOMMODATION



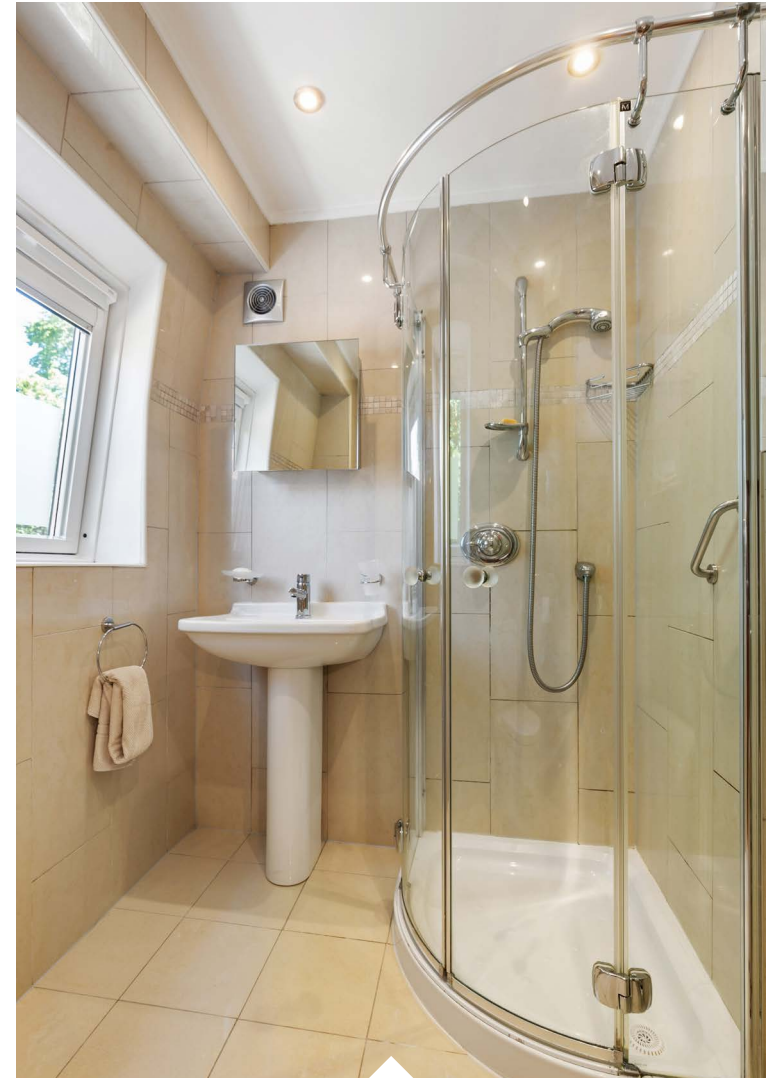
This fully refurbished mews, complete with a ground-floor and first-floor extension designed by Extend Architects, provides modern and contemporary living. On entry, the ground floor comprises a welcoming hallway, with WC and cloakroom that lead through to a bright and impressive space that incorporates the open-plan living / dining room and kitchen area with floor to ceiling glazed windows and glass ceiling atrium to take full advantage of the sunny aspect and door that opens to the rear courtyard / patio. In the living area there is a feature wall-mounted gas fire.

A beautiful wooden floor sets the canvas for the ground floor, where the fully fitted bespoke kitchen features a range of high-quality cream gloss units, some with glass shelving and lighting. Integrated appliances, a five-ring Aga Masterchef with stainless steel extractor hood and two well-positioned Velux skylights overhead flooding light into the kitchen give a bright and airy feel. There is a separate utility room with fitted units and access directly to the well-sized garage.





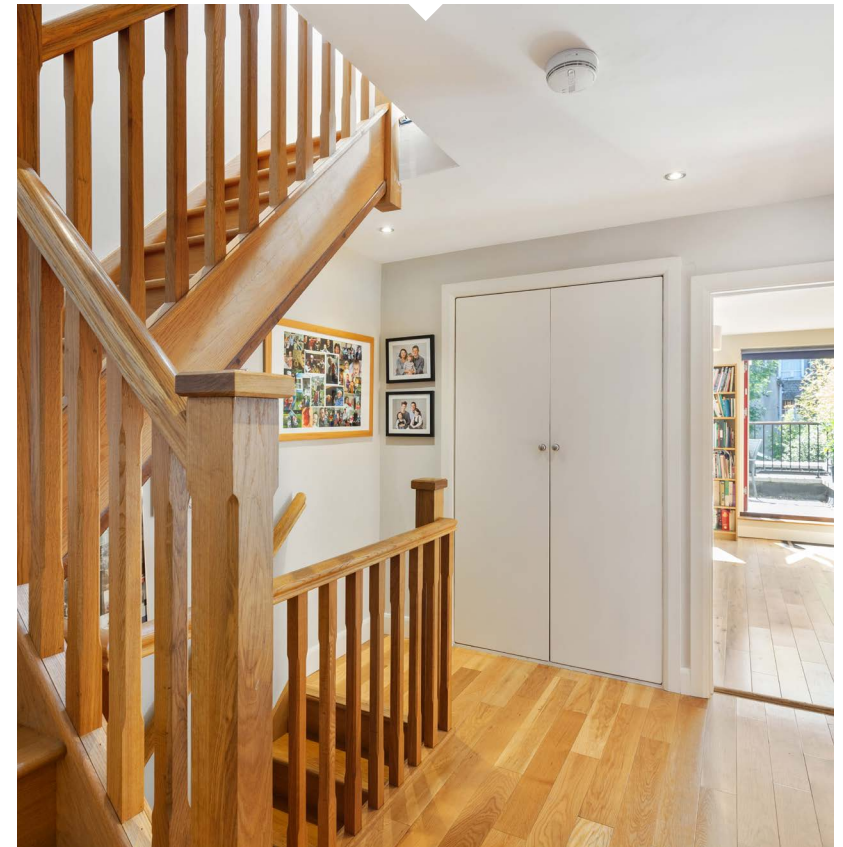
# ACCOMMODATION



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The solid oak staircase with wall-mounted handrail brings you to the upstairs landing with two double bedrooms, one of which has access to a private decked terrace where one can enjoy the afternoon and early evening sun. The principal bedroom, which is on the top floor, has a well-appointed en-suite. The family bathroom is a lovely space with floor and wall tiles, WC, WHB and bath.









# GARDENS & LOCATION

A private rear garden capturing the warm sunlight throughout the day has an attractive traditional stone cut wall, with a paved stone-slab walkway, and is well planted with mature shrubs. An ideal space for outside entertaining.

59 Herbert Lane is tucked into a lovely neighbourhood that has seen a huge improvement over the last 5 years. Just a short stroll from Baggot Street, Leeson Street and St Stephen's Green, this property benefits from a fantastic array of central Dublin highlights, including the finest dining options, with shops, bars and cafés in abundance. Grand Canal Dock is also in close proximity.

The convenience of Herbert Lane cannot be overstated, with all the city's amenities within walking distance. An excellent selection of schools is within the vicinity, including Loreto College and St Conleth's College, while Trinity College is also within easy walking distance. For transport, hireable Dublin City bikes can be found on Herbert Street, while DART, LUAS and Dublin Bus services are all in close proximity.



## FEATURES

- Gas-fired central heating
- First-floor terrace
- Alarm system
- Well-positioned skylights
- Sunny, south-facing rear garden
- Vehicle garage
- Ideal location

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## DETAILS

**BER:** C2 | **BER NUMBER:** 115421778

**kWh/m<sup>2</sup>/yr:** 180.65

**Approx. Size:** 151.1 sq. m. / 1,625 sq. ft.

**Viewings:** By Appointment / Virtual Viewing

## THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please get in touch with our team of experts.

## CONTACT



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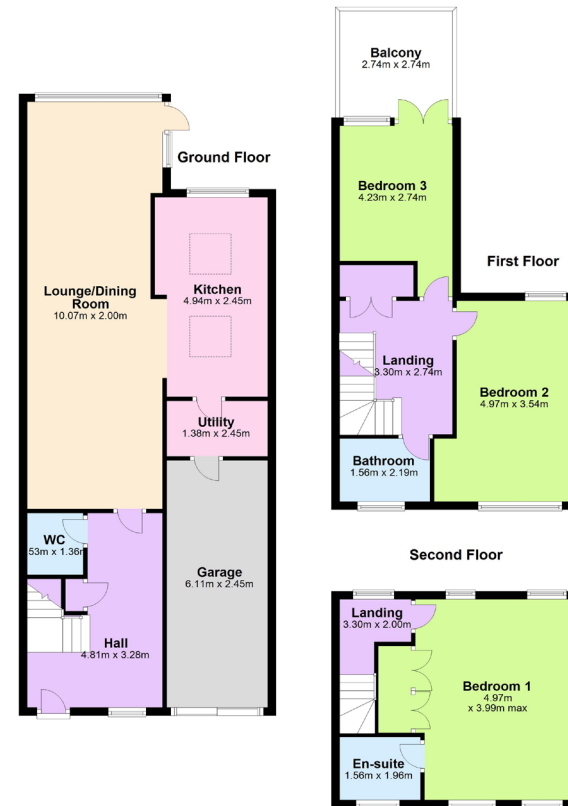
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# FLOOR PLANS



Total area: approx. 151.1 sq. metres

NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to this important notice.



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PSRA Registration Number:  
001880

Subject to Contract/ Contract  
Denied/ Without Prejudice

## CONDITIONS TO BE NOTED

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