

MOYLISS MEWS

107 St. Mary's Lane, Ballsbridge, Dublin 4

FOR SALE



MOYLISS MEWS

"Moyliss Mews comprises a well-proportioned, bright 3 bedroom Mews flooded with natural light, extending approx. 116 sq. m. / 1,249 sq. ft. laid out over two floors."



The front of the property has a spacious cobble locked courtyard with parking for up to 2 cars, entered via double gates and a separate pedestrian gate set into an attractive stone wall. To the rear is a private mature garden and patio with a westerly aspect and a separate shed. This mews has been well cared for throughout the years by its current owners.





ACCOMMODATION



The entrance hallway is spacious with a mosaic parquet timber floor, under stairs WC and separate storage. Off the hallway, to the front of the property is the kitchen - fitted with wall and floor white shaker style units, tiled back splash and various fitted appliances. White timber floors and recessed lighting along with an attractive double-glazed lean-to with sliding doors to the front complete this very bright airy space.

The sitting room leads off the hallway to the rear of the property. A mosaic parquet floor runs through from the hallway. This room features an elegant fireplace with marble hearth, with a gas coal effect fire. Double sliding patio doors allows access to the rear garden and patio. A generous sized study/ bedroom is accessed from the hallway, which faces onto the rear garden.





ACCOMMODATION



All three double bedrooms are accessed from a very spacious landing and are fitted with built-in wardrobes. The Master bedroom has an en-suite with shower WC and WHB. A separate family bathroom with bath, separate shower, WC and WHB complete the accommodation. This floor features cleverly positioned Velux windows which add to the bright spacious feel of the accommodation. Access to the attic space is via a drop-down door and Stire attic stairs. No. 107 is a superb City Centre residence offering wonderful privacy, great proportions and abundance of light.



ACCOMMODATION





GARDENS & LOCATION

Ideally located adjacent to Ballsbridge and Baggot Street with all their amenities including shops, cafes, restaurants and schools. The area is serviced by several modes of public transport including bus routes and Dart. City Centre, Merrion Square, and the IFSC are all within easy access 4 km. Viewing strongly recommended.

St. Mary's Lane is tucked into a lovely neighbourhood that has seen a huge improvement over the last 5 years. Just a short stroll from, 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 Moyliss Mews 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, 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
- Off-street parking for two cars
- Alarm system
- Sunny, south-facing front courtyard
- Double glazing throughout
- Ideal location



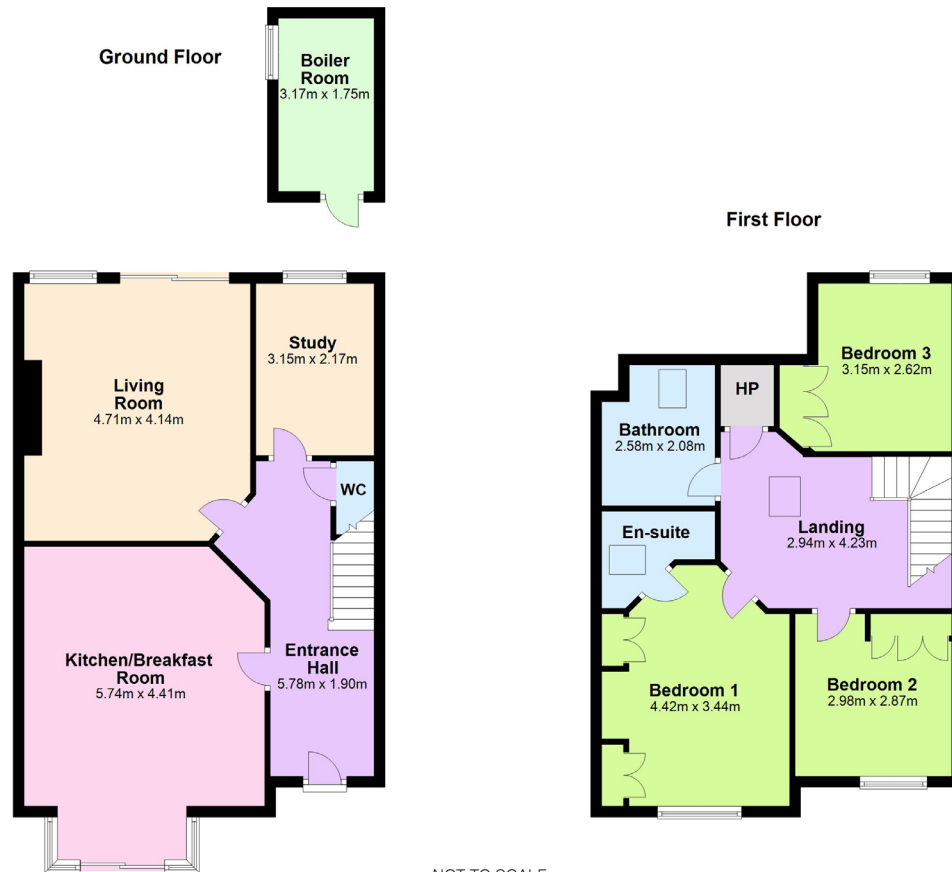
DETAILS**BER:** | C2 | No. 116290263**kWh/m2/yr:** 32.87**Approx. Size:** 116 sq. m. / 1,249 sq. ft.**Viewings:** By Appointment / Virtual Viewing**THINKING OF SELLING?**

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.

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FLOOR PLANS

NOT TO SCALE

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