

BER EXEMPT



15 Adelaide Road  
Dublin 2

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INTERNATIONAL REALTY

## 15 Adelaide Road, Dublin 2

A very impressive, handsome and well presented, Georgian brick fronted three storey over garden level mid terrace property, ideally located on this highly convenient, mature treelined road in Dublin 2.

This substantial Pre 63' residential investment set out in 14 self-contained units enjoys a highly convenient location a 3 minute walk to the Harcourt LUAS and less than a 10-minute walk to St Stephen's Green.

No. 15 is being sold with the benefit of vacant possession, providing a ready to go lucrative residential investment commanding a significant rental income ideally located in the south Dublin Georgian district. This impressive three storey over garden level period property comprises 14 well-maintained self-contained studios. The property also benefits from a south facing paved rear yard (approx. 11m./ 36ft.).

As previously mentioned, the property enjoys a location of unparalleled convenience. It is only a short walk from St Stephen's Green and all that Dublin City Centre has to offer, including Grafton Street, Merrion Square, Iveagh Gardens, The Royal College of Surgeons, The National Concert Hall and some of the capital's leading professional services firms, to name but a few. The cycle track on the Grand Canal provides a popular and easy access to the Grand Canal Dock where some of Europe's leading technology companies are based. The Harcourt LUAS stop is adjacent.

### Features

- Lucrative pre-63 residential investment
- Vacant possession
- 14 self-contained studios
- Well-maintained accommodation
- Superbly convenient location adjacent to the Harcourt LUAS stop and a less than 10-minute walk to St. Stephens Green
- Adjacent to the Grand Canal cycle track providing ease of access to Grand Canal docks
- South-facing paved rear yard (approx. 11m/36ft.)
- Floor area approx. 352 sqm. (3,788sq.ft.)
- Separate entrance at garden level
- Electric heating





## Accommodation

**Reception Hall** 2.65m x 8.2m (8'8" x 26'11") with magnificent ceiling height, centre rose

**Entrance Porch:** 2.05m x 1.35m (6'9" x 4'5")

**Reception Hall:** 2.1m x 10.45m (6'11" x 34'3") with inner arch

**Unit 1:** 4.25m x 4.27m (13'11" x 14') (overall measurement)

**Living / Bedroom:** With built-in wardrobe.

**Kitchenette:** which comprises presses, drawers, worktop, tiled splash back, one bowl stainless steel sink drain unit, two ring electric hob, space under counter fridge/freezer

**Shower Room:** WC, pedestal wash hand basin, step-in tiled shower with electric shower

**Unit 2:** 4.25m x 5.5m (13'11" x 18'1") (overall measurement)

**Living / Bedroom:** With built-in wardrobe.

**Kitchenette / Breakfast Room:** fitted with presses and cupboards, a worktop, tiled splash back. four-ring electric hob, one bowl stainless steel sink draining unit, space for undercounter fridge/freezer and built-in storage press.

**Shower Room:** comprising WC, pedestal wash hand basin, and electric shower

### Ground Floor Return

**Unit 3:** 2.7m x 4.95m (8'10" x 16'3") (overall measurement)

**Living / Bedroom:** built-in wardrobes, presses

**Kitchenette:** comprises a worktop with presses, cupboards, a two-ring electric hob and wash hand basin

**Shower Room:** With electric shower, wash hand basin WC.

### Hall Floor Return

**Unit 4:** 2.75m x 7m (9' x 23') (overall measurement)

### Living / Bedroom

**Kitchenette:** with presses, cupboards, worktop with two-ring electric hob and stainless-steel sink unit, and space for undercounter fridge/freezer

**Shower Room:** comprises electric shower, WC and vanity wash hand basin.

### First Floor

**Unit 6:** 3.45m x 4.7m (11'4" x 15'5") (overall measurement)

**Living / Bedroom:** built-in storage and shelving

**Kitchenette:** comprising presses, cupboards, worktop, two-ring electric hob stainless steel, one bowl stainless steel sink unit.

**Shower Room:** comprises electric shower, pedestal wash hand basin, WC

**Unit 6B:** 2.95m x 4.65m (9'8" x 15'3") (overall measurement)

**Living / Bedroom:** two built-in wardrobes

**Kitchenette/ Breakfast Room:** comprises presses, cupboards, four-ring electric hob, one bowl stainless steel sink drainer unit, and two built-in presses.

**Shower Room:** comprises electric shower, pedestal wash hand basin, WC.

**Unit 6A:** 4.25m x 4.1m (13'11" x 13'5") (overall measurement)

**Living / Bedroom:** built-in wardrobes and shelving

**Kitchen / Breakfast Room:** comprises presses, cupboards, worktop, one bowl stainless steel sink drain unit, four ring electric hob.

**Shower Room:** comprising electric shower, pedestal wash hand basin, WC.

### First Floor Return

**Storeroom:** 2.75m x 1.3m (9' x 4'3") worktop, plumbed for a washing machine and pedestal wash hand basin and WC.

### Second Floor

**Unit 7:** 3m x 4.65m (9'10" x 15'3") (overall measurement)

### Living / Bedroom

**Kitchenette:** comprising presses, cupboards, worktop, two-ring electric hob, stainless steel sink drainer unit

**Shower Room:** Comprising electric shower, pedestal wash hand basin, WC

**Unit 8:** 3.35m x 4.7m (11' x 15'5") (overall measurement)

**Kitchen / Living:** With built in cupboards

**Kitchenette:** comprising a worktop, one bowl stainless steel sink draining unit, two ring electric hob

**Shower Room:** Comprising electric shower, pedestal wash hand basin, WC.

**Unit 9:** 4.25m x 3.9m (13'11" x 12'10") (overall measurement)

### Living / Bedroom

**Kitchenette:** comprising an extensive range of presses, cupboards, drawers, worktop, four ring electric hob, one bowl stainless steel sink drainage unit

**Shower Room:** comprising electric shower, vanity wash hand basin and WC, separate wardrobe.

### Garden Level

With separate entrance to the front garden

**Unit 1B:** 2.8m x 4.45m (9'2" x 14'7") (overall measurement)

#### **Living / Bedroom**

**Kitchenette:** comprising a worktop, one bowl stainless steel sink drainer unit, cupboards, presses, and four ring electric hob

**Shower Room:** comprising electric shower, pedestal wash hand basin, WC.

**Unit 2B:** 2.15m x 6.25m (7'1" x 20'6") (overall measurement)

#### **Living / Bedroom**

**Kitchenette Area:** well fitted with presses, cupboards, block worktop, stainless steel sink drainer unit and four-ring electric hob.

**Shower Room:** Comprising electric shower, vanity wash hand basin and WC.

**Unit 3B:** 2.9m x 5.1m (overall measurements)

**Kitchen / Living:** with built-in presses

**Kitchenette:** presses, cupboards, worktop, four-ring electric hob, and a stainless-steel sink drainer unit

**Shower Room:** Comprising electric shower, pedestal wash hand basin, WC.

**Unit 4B:** 2.65m x 2.9m + 2.44m x 3.7m (overall measurement)

**Lobby:** With door to rear garden, worktop with 2 ring electric hob

**Shower Room:** Comprising electric shower, wash hand basin, WC.

**Kitchenette:** with worktop, one bowl stainless steel sink frame, cupboards

**Living / Bedroom:** 2.35m x 3.5m (7'9" x 11'6")

**Lobby Area:** 3.1m x 2.95m (10'2" x 9'8")

**Outside:** The front garden is railed and paved and bordered by hedging with a flight of granite steps to the hall door. The south facing rear garden (approx. 11m./36ft.) is paved. Block built shed.



## BER Information

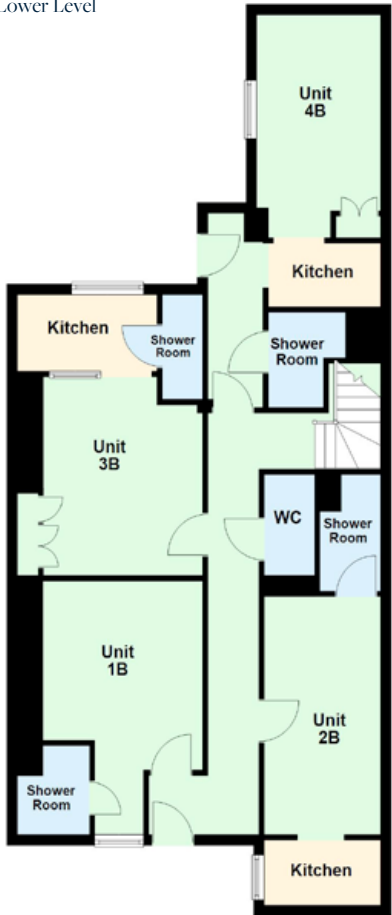
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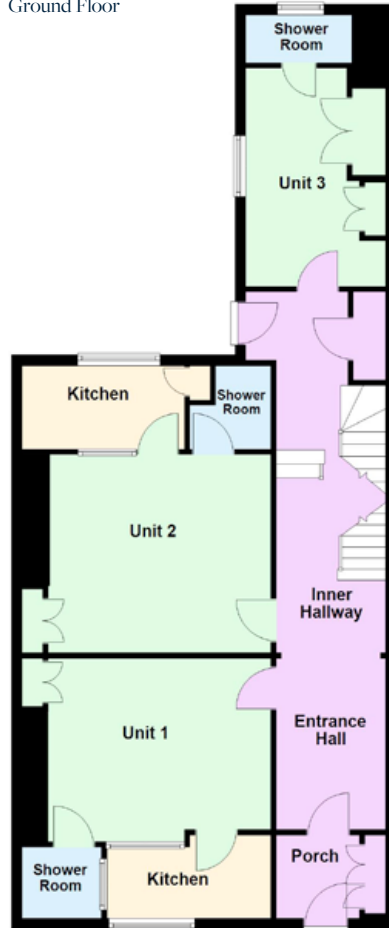
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FLOOR PLANS Not to scale - for identification purpose only.

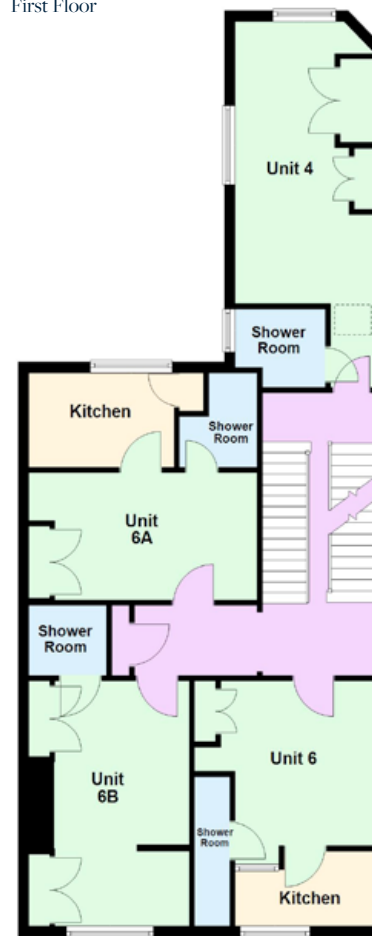
Lower Level



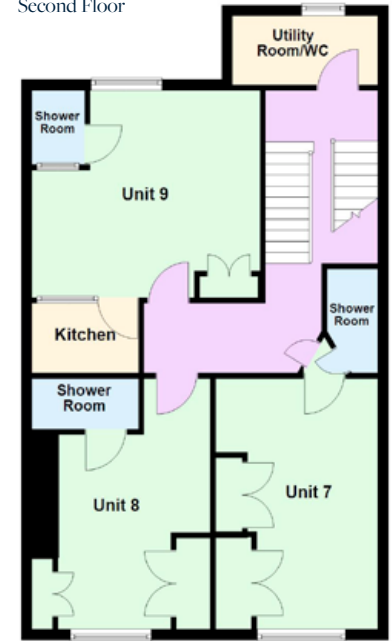
Ground Floor



First Floor



Second Floor



OFFICES

103 Upper Leeson Street,  
Ballsbridge, Dublin 4,  
D04 TN84.  
T: 01 662 4511  
E: ballsbridge@lisneysir.com

51 Mount Merrion Avenue,  
Blackrock, Co. Dublin,  
A94 W6K7.  
T: 01 280 6820

8 Railway Road, Dalkey,  
Co. Dublin, A96 D3K2.  
T: 01 285 1005

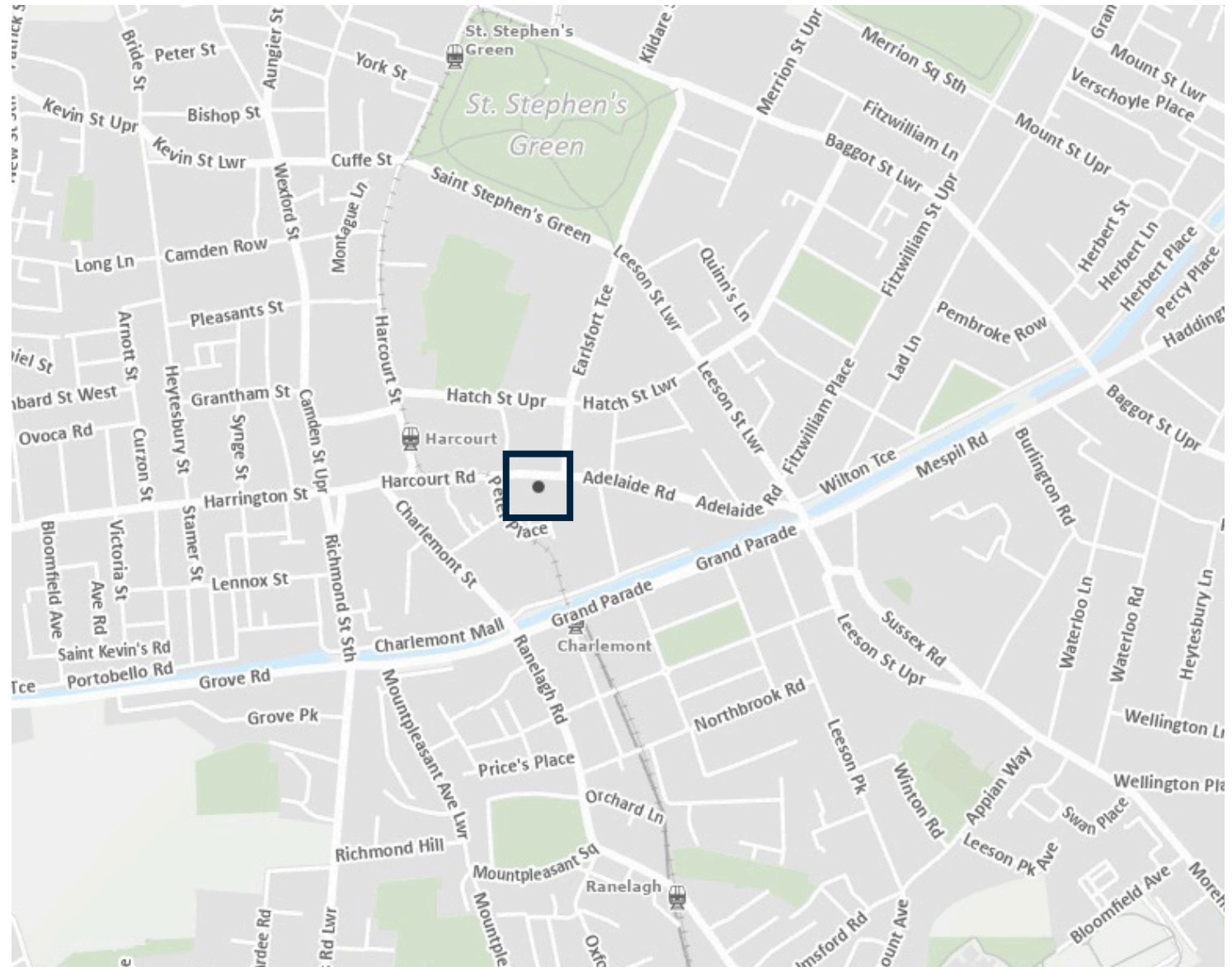
29 Dunville Avenue,  
Ranelagh, Dublin 6,  
D06 K283.  
T: 01 662 4511

St. Stephen's Green House,  
Earlsfort Terrace, Dublin 2,  
D02 PH42  
T: 01 638 2700

1 South Mall,  
Cork, T12 CCN3  
T: 021 427 8500



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