

# 109A BAGGOT STREET LOWER

*Dublin 2*

**FOR SALE**



# 109A BAGGOT STREET LOWER

## COMMERCIAL INVESTMENT

Located in the heart of Dublin, just off one of the city's most popular and vibrant roads, this charming original coach house has been used as a commercial/office premises but could easily be converted to residential as a cosy city pad, subject to the relevant planning permissions. The coach house, currently in office use, is conveniently tucked away behind elegant wrought iron gates, providing access to the original courtyard, where there is a private car parking space.

The mews spans approximately 54 sq. m. / 587 sq. ft. over two floors. The ground floor features a spacious area that would make an excellent kitchen/living room, with a lavatory and wash hand basin to the right of the entrance. Upstairs, there is a large room with built-in storage units and ample natural light. This property holds great potential for conversion into a one-bedroom home, offering a unique blend of comfort and city living, subject to the necessary permissions.



# LOCATION • FEATURES

Living on Baggot Street Lower in Dublin 2 offers an unparalleled urban lifestyle in one of the city's most vibrant neighbourhoods. This area is a food lover's paradise, with popular dining spots to include cafés and renowned restaurants like Patrick Guilbaud and Dax just a stroll away.

The Aviva Stadium and RDS Arena are within easy reach, hosting major sporting events and concerts, while the IFSC Centre is close for those working in finance. Outdoor activities abound with Herbert Park and the coastline a short distance away.

Top private schools like St. Conleth's College, Muckross Park College, and Gonzaga College ensure a high-quality education for families. For third-level education, Trinity College and UCD are conveniently accessible.

Public transport is excellent, with the DART and Dublin Bus routes nearby, and the LUAS line not far off, providing easy access across the city. The M50 motorway is also close, offering a direct route to Dublin Airport and various destinations across the country, making

## LOCATION MAP

Click below to view the location map for 109A Baggot Street Lower.



## SIZE

54 sq. m / 587 sq. ft. Approx.

## BER

BER: G

BER No: 801010091

Energy Performance Indicator: 942.27 kWh/m<sup>2</sup>/yr

## FEATURES

- Dedicated car space behind double gates
- Prime city centre location
- Development potential subject to PP
- Charming Coach House
- Good natural light

## VIEWING

By appointment with Knight Frank.

## CONTACT



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MSCSI / MRICS

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## 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 [click here](#) to get in touch with our team of experts.

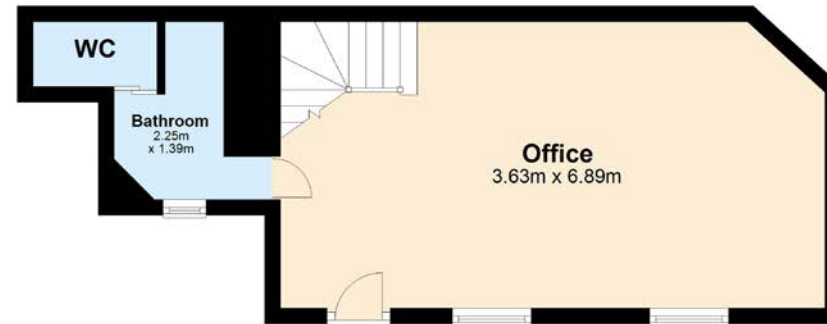
### KnightFrank.ie

T: +353 1 634 2466

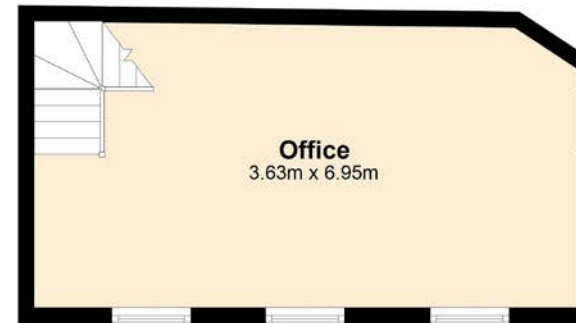
E: [residential@ie.knightfrank.com](mailto:residential@ie.knightfrank.com)

# FLOOR PLANS

## Ground Floor



## First Floor



Not to scale, floorplans are for identification purposes only and measurements are approximate.



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Dublin 2

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## CONDITIONS TO BE NOTED

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