



Elyse, Queen Elizabeth II Street
€995,000

*Distinctive
Collection*







Set in the prestigious QEII Street, alongside the courthouse, with St Annes Church opposite, the property commands a convenient yet quiet location. The private south facing gardens to the rear comprise a stone walled courtyard accessed from the sitting room, a tree lined formal garden with a seating patio, two outbuildings both with power. The parking area is through a stone archway.

The rear entrance to the property is gated and opens up a different aspect to the location of this intriguing property, just off the historic Connaught Square and the Island Hall, it is also opposite the museum and library, so in addition to the front entrance off QEII Street offers convenience and easy access to many of the aspects of life in St Anne.

Low maintenance and efficient to run, this flexible property leaves little to be desired and can serve equally as a main residence or lock up and leave.







An elegant and substantial 4 bedroom townhouse with a self contained 2 bedroom penthouse with roof terrace and outbuildings. Adjacent land and buildings available subject to separate negotiation.

Stripped back to the bare granite walls the property has been tastefully rebuilt and extended sympathetic to its period resulting in over 3000sq ft of well insulated, traditional accommodation finished to the highest of standards, with Aga, Fired Earth, granite worktops, Villeroy & Boch, solid oak floors over the underfloor heating, the main house provides semi open plan reception rooms with a log burner, 3 or 4 bedrooms including a spectacular master suite. The penthouse has a fully fitted kitchen and utility, 280sq ft sitting room and 2 bedrooms, which can either be used separately or be easily integrated into the main house.

This unique property dating back to 1900, with its complete refit and new roof is effectively a new build with all the character of the the conservation are of town.

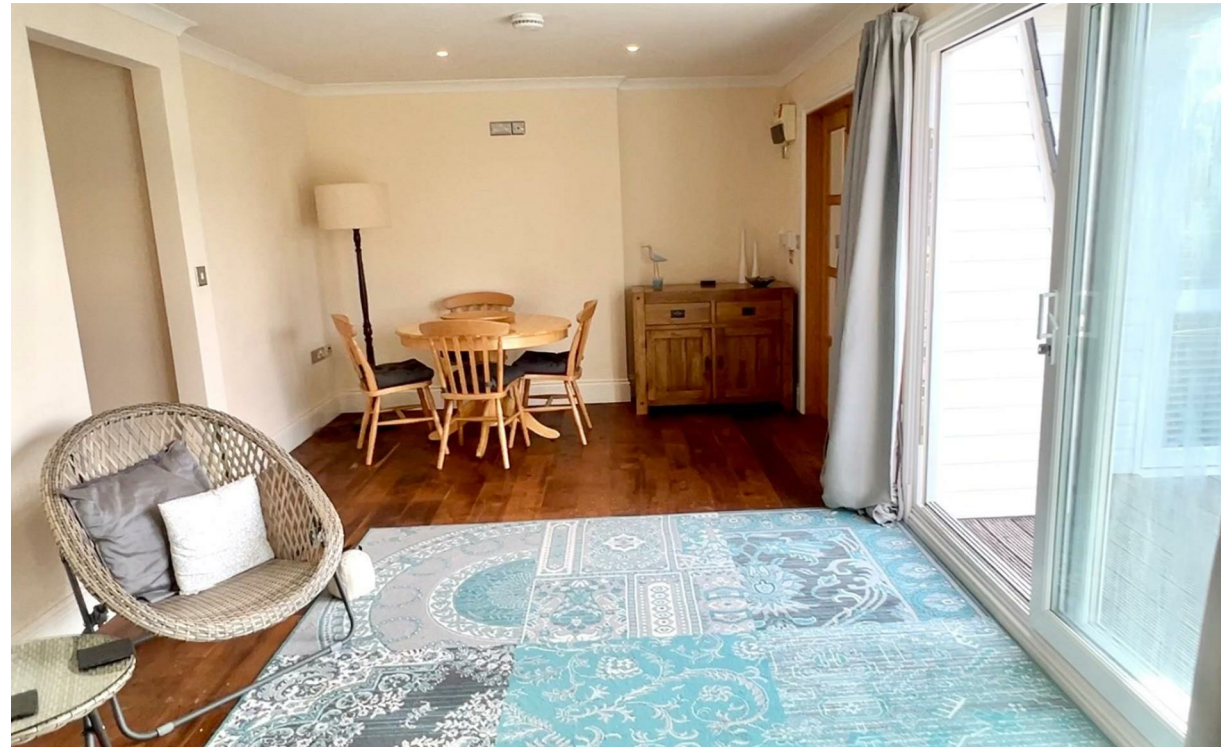






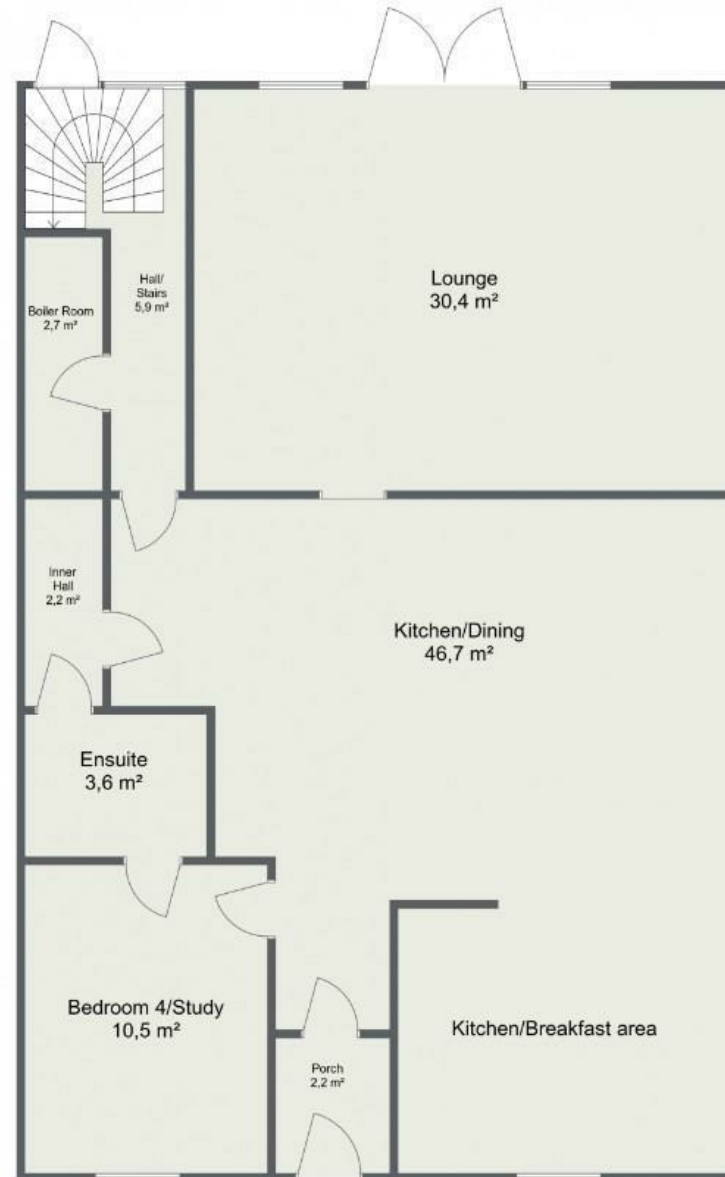


The penthouse can either be used separately or is easily integrated into the main house

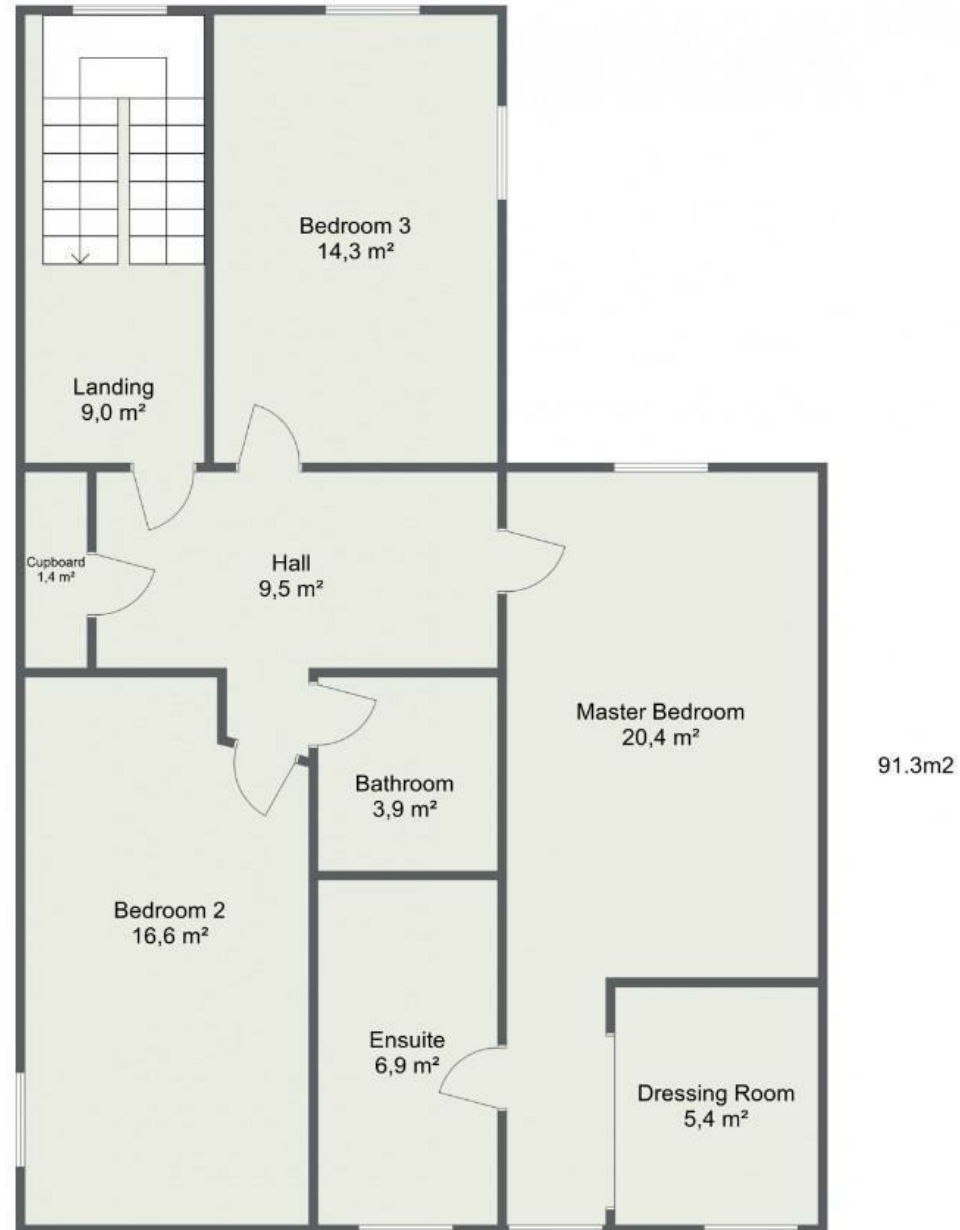




4 QEII Street Ground Floor



4 QEII Street
First Floor



4 QEII Street
Second Floor

