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## **12 Harman Street, Dublin 12**

### **Starting Bid: €285,000.00**



For sale by Youngs Estate Agents via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](https://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

#### Charming 2-Bedroom cottage with Extension Potential

We are delighted to present to the market Number 12 Harman Street, a superb opportunity to acquire a nicely presented 2-bedroom mid-terrace home with enormous potential, ideally located in the heart of Dublin 8.

Measuring approximately 47 sq.m, this home features a stylish and efficient layout with bright, well-proportioned living spaces across two floors. The ground floor offers a warm and inviting living room with fireplace, kitchen/diner, double bedroom, and a shower room, all arranged around a charming internal courtyard that floods the interiors with natural light. Upstairs, the main bedroom boasts an en-suite bathroom, adding to the overall comfort and convenience of the home.

Overall the house is in good condition but would benefit from some modernisation.

To the rear, No. 12 benefits from a very sizeable private garden, offering a rare opportunity to significantly extend the property (subject to planning permission), potentially doubling the existing footprint.

Nestled on a quiet cul-de-sac, Harman Street is a mature residential street just a stone's throw from the city centre, with excellent access to public transport, local shops, cafes, and the cultural attractions of Dublin 8. Situated off Donore Avenue, close to every amenity and within walking distance of the City Centre this property will appeal the purchaser who wants to be close to the heart of the city and also benefit from living in a vibrant community which has cafes, restaurants and shopping facilities on the doorstep. This area of the city has become extremely popular due to its location and buzz. Number 12 is a very attractive opportunity, offering spacious accommodation with the added bonus of an attractive courtyard providing outdoor space. We look forward to showing you around this lovely property.

#### Features

Prime Dublin 8 location  
Quiet cul-de-sac with on-street parking  
Well-maintained 2-bedroom home  
Private internal courtyard  
Generous rear garden with potential to increase the current square footage.  
Approx. 47 sq.m with opportunity to extend (STPP)  
Walking distance to City Centre & St. Stephen's Green  
Excellent transport links nearby  
BER F / BER No. 118421213

#### Accommodation

Living Room:  
3.05m x 4.26m

Kitchen:  
5.88m x 2.18m

Bathroom:  
1.19m x 2.19m

Bedroom :  
2.80m x 2.36m

Shower Room:  
1.44m x 1.98m

First Floor  
Bedroom 1:  
2.80m x 3.27m

En Suite  
2.80m x 0.90m

TO VIEW OR MAKE A BID Contact Youngs Estate Agents or iamsold, [www.iamsold.ie](http://www.iamsold.ie)

## Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

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