



41 Donnybrook Road
Donnybrook
Dublin 4
01 660 0333

PSRA: 001562

These particulars do not constitute an offer or contract and whilst every effort has been made in preparing these particulars the details must not be relied upon as fact. Dimensions are for guideline purposes only. Viewing strictly by appointment.

SALES

LETTINGS

VALUATIONS

FOR SALE BY PRIVATE TREATY

**116 BOW BRIDGE PLACE
KILMAINHAM
DUBLIN 8**



01 660 0333



T: 01 660 0333 E: info@eoneill.ie W: www.eoneill.ie
41 Donnybrook Road, Donnybrook, Dublin 4



FEATURES

- Appealing to First Time Buyers and Investors.
- Slimline storage heating
- Double glazed windows
- Located on the top floor.
- Short walk to LUAS into city centre
- Adjacent to The Irish Museum of Modern Art & Cafe.
- Secure off street car parking behind electronic entrance gates.
- Floor area: Approx 68.9 sq // 742 sq ft
- Attractive grounds and riverside walk.
- Service Charge: €1,492 p.a. KPM.ie

DESCRIPTION

Eoin O'Neill Property Advisers are delighted to bring to the market this excellent 2 bedroom top floor apartment superbly located beside Royal Hospital Kilmainham. The property is well laid out with well proportioned rooms and a bright aspect. Bow Bridge is also conveniently situated close to Heuston Station and the REd LUAS line into the city centre. Outside residents of Bow Bridge Place can enjoy the delightful communal gardens with rolling lawns leading down to a scenic riverside walk. Amenities nearby include shopping at Heuston South Quarter, walks and leisure activities in Phoenix Park, Dublin Zoo and easy access routes via the Chapelizod by-pass to the M50.

ACCOMMODATION

Entrance Hall – 4.70m long
with hardwood floor. Shelved Hotpress/
storage.

Bathroom – 2.38m x 1.85m
tiled walls and floor, bath with overhead
shower, whb, wc, extractor fan.

Bedroom (1) 5.75m. X 2.50 m
spacious double with range of built in
wardrobes. Large Shower room ensuite
3.29m x 2.76m with whb, wc and shower
cubicle. Tiled walls and floor.

Bedroom (2) 5.49m x 2.51m
built in wardrobe.

Lounge / Dining room 4.25m x 2.72m
with hardwood floor, split level, mock
fireplace with electric fire. View from window
towards entrance to The Irish Museum of
Modern Art.

Kitchen area 3.24m x 1.78m
range of built in wall and base units
incorporating integrated oven, ceramic hob,
extractor fan, washer dryer, fridge/freezer,
tiled walls and floor.

Outside:

Well maintained communal gardens and
underground car parking (allocated space).
Security entrance gates.

PLANS

