

- Auctioneers
- Valuers
- Estate Agents
- Property Consultant



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TO LET
**GROUND FLOOR APARTMENT,
APT. 5 VICTORIA VILLAGE,**



**RATHGAR,
DUBLIN 6.**



DESCRIPTION:

Fine two bedroom ground floor apartment recently refurbished c. 46.5 sq.m/500 sq.ft. This stunning property is just a stone's throw away from Rathgar village with its array of local shops, delicatessens, bars and restaurants. Also Rathmines, Ranelagh and Terenure are all within a few minutes of Victoria Village, each within an abundance of amenities also on offer. St. Stephen's Green and Grafton Street area is approximately 35 minutes' walk, while the M50 is just a short drive for easy access to and from the city centre. There are also a number of bus routes along Rathgar to and from the city centre. Accommodation comprises of open plan living/dining/kitchen, two bedrooms and bathroom.

ACCOMMODATION:

Open Plan Living/Dining/Kitchen Area: 5.31m. x 4.81m. Features open fireplace, wooden floors and under stairs storage. Kitchen with fitted modern units with integrated appliances fridge, freezer, oven, hob, microwave, washing machine and tiled flooring.

Bedroom 1: 3.41m. x 2.67m. Fitted wardrobes and wooden flooring.

Bedroom 2: 2.56m. x 2.18m. Fitted wardrobes and wooden flooring.

Bathroom: 2.1m. x 1.63m. Vanity unit with w.h.b, w.c, shower and fully tiled.



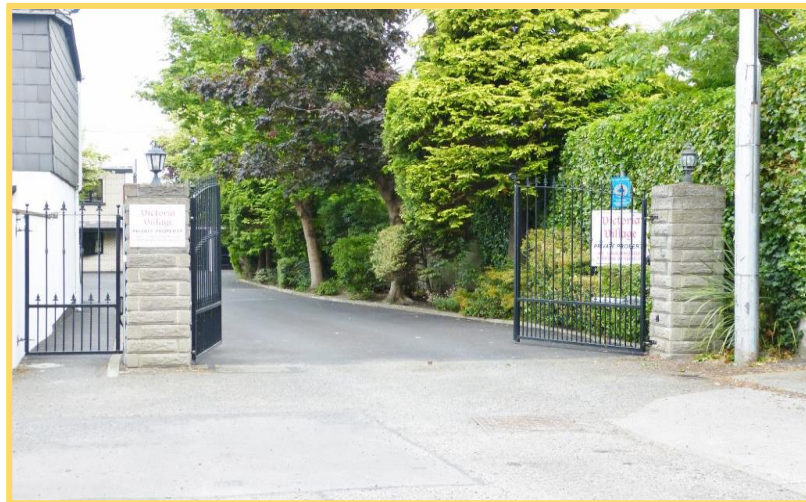


OUTSIDE:

One private car parking space.
Small storage unit to rear.
Electric gates to complex.

SERVICES/FEATURES:

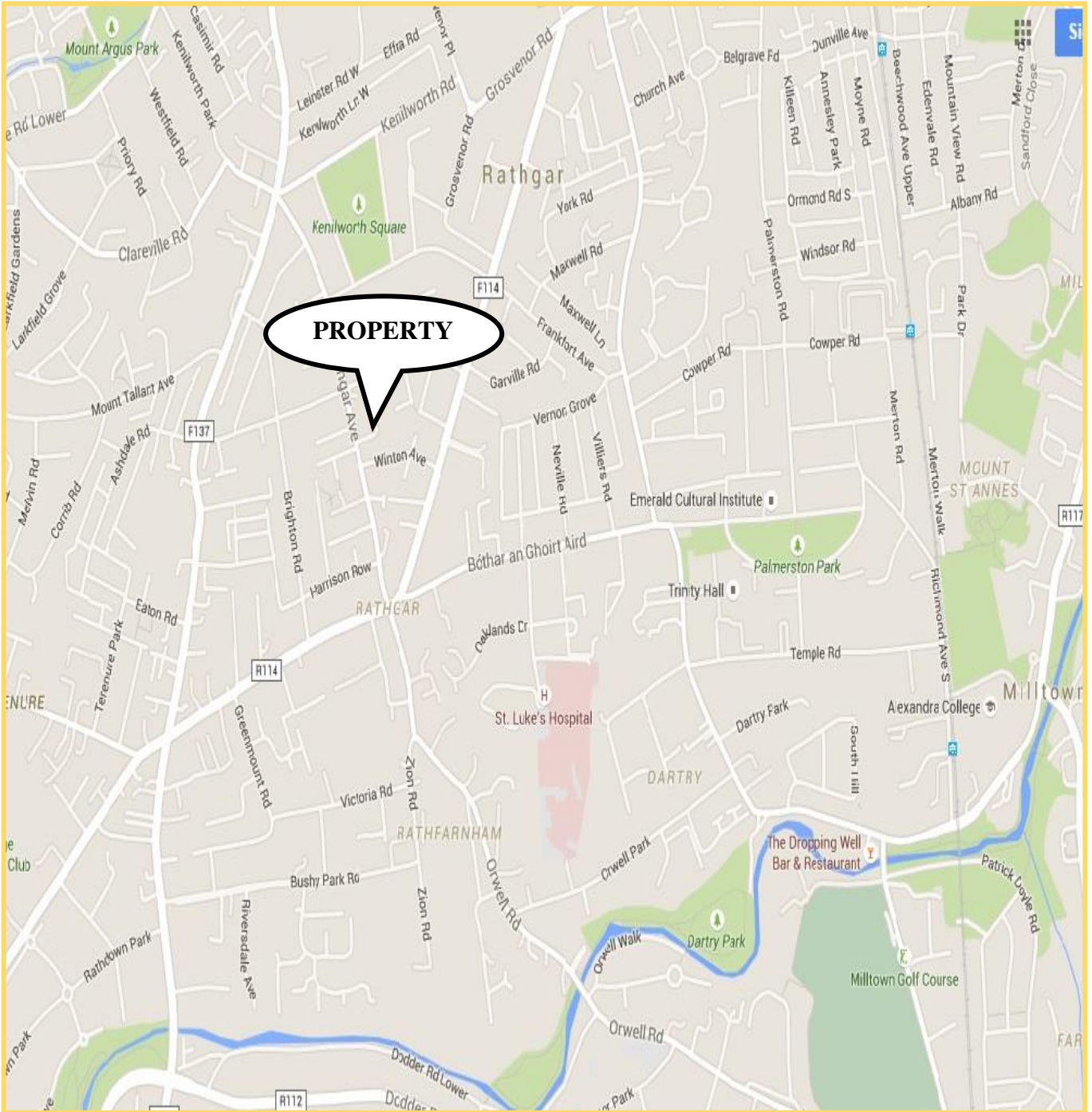
Bin waste disposal included in rent.
Gas fired central heating.
Fully furnished.



VIEWING: BY APPOINTMENT ONLY

BER: E2

RENT: €1450 PER MONTH



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