

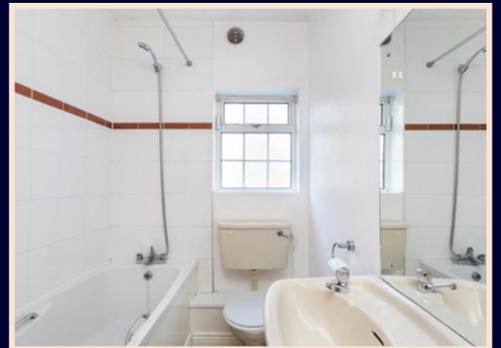


Apt 1 Hillcrest House,  
94-95 Rathgar Road,  
Dublin 6

 **HUNTERS**  
ESTATE AGENT

[www.huntersestateagent.ie](http://www.huntersestateagent.ie)





# For Sale by Private Treaty

Hunters Estate Agent are delighted to launch this superbly located one bedroom apartment extending to 35.1sq.m/378sq.ft. Set on the ground floor of this small development set on the Rathgar Road. Throughout the property there is a wonderful quality of light in particular in the living area. The property comes with the benefit of off-street parking. The property would provide an ideal turnkey investment or a handy bolthole in the city.

Upon entering the property, one is welcomed by a hall leading to all the principal rooms and a door to a shelved hot press with modern insulated cylinder. To the left is a fine bedroom with generous built-in wardrobes and desk. Continuing on one finds a bathroom with full size bath. To the rear is a light filled kitchen/living room with well-equipped built-in kitchen, large window, and open fire. Outside there are communal grounds including off street parking.

Rathgar is regarded as one of the finest residential addresses in the city. The property is located less than three miles from St. Stephen's Green, it has the benefit of Rathgar village on its doorstep and Rathmines and Ranelagh within strolling distance, providing some of the best cafes, restaurants, boutiques, and artisan shops within the Dublin area. Some of Dublin's top secondary schools are nearby including St. Mary's College, High School, Gonzaga College, Alexandra College, Muckross College, and the newly co-educational Sandford Park. Junior Schools are also well provided for with the apartment in the catchment for Kildare Place School (KPS), St Louis, Rathgar Junior School (RJS), Lios Na nÓg, Scoil Bhríde, Sandford National and Ranelagh Multi-Denominational. UCD and Trinity Universities are also within easy reach, as is the M50. There are a variety of sporting Clubs also in the vicinity with Ashbrook Lawn Tennis Club immediately adjacent to the rear and Stratford Lawn Tennis Club, Leinster Cricket Club and Rathgar Tennis & Bowling Club all within walking distance.

## Accommodation

### HALL

4.92m x 1.04m (16'1" x 3'4")

Oak effect flooring, ceiling lights, alarm panel, door to shelved hot press with insulated immersion tank, fuse board, storage cupboard.

### KITCHEN/ LIVING ROOM

4.34m x 3.27m (14'2" x 10'8")

Oak effect flooring, electric storage heater, ceiling light, open solid fuel

fire, wooden fire surround, marble insert and hearth, curtain pole, pair of lined curtains, built in wall and floor shaker style kitchen units, whirlpool oven, Nordmende hob, Thor washing machine, Zanussi fridge, Whirlpool extractor fan, tiled splashback, stainless steel sink with draining board, recessed lighting, t.v point, thermostat, intercom, wooden shelf.

### BATHROOM

1.55m x 2.57m (5'1" x 8'5") max

Bath, bath/shower mixer, w.c, pedestal sink, mirror, shaving light, chrome towel rail, chrome towel ring, ceiling light Dimplex convector heater.

### BEDROOM

3.29m x 2.59m (10'9" x 8'5")

Oak effect flooring, large built-in wardrobe, built in desk, t.v point, wooden shelves, ceiling light, curtain pole, pair of curtains.

## SPECIAL FEATURES

- » Ground floor one bedroom apartment
- » Extending to 35.1 Sq.m/378sq.ft
- » Off street-car parking
- » Immersion tank upgraded 2021
- » Last rented at €1,250 per month
- » Situated in one of south Dublin's finest residential addresses
- » Close to excellent schools
- » Walking distance to shopping, bars, and restaurants
- » Surrounded by sporting facilities
- » Easy access to the M50 and the road network
- » Walking distance to the city centre
- » Alarm

## OUTSIDE

Parking in common parking area. Communal gardens.

## MANAGEMENT COMPANY:

Hillcrest Property Management.

## BER DETAILS

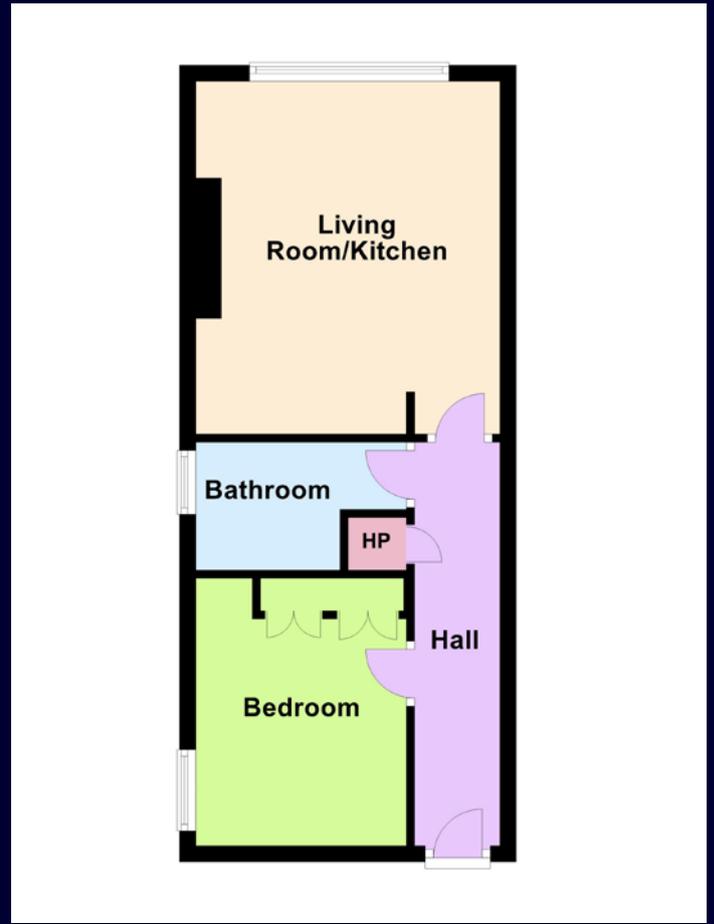
BER Rating: E2

BER Number: 101400794

Energy Performance Indicator: 362.11 kWh/m<sup>2</sup>/yr

## VIEWING

Strictly by appointment through Hunters Estate Agent Rathfarnham on 01 493 5410 or email: rathfarnham@huntersestateagent.ie



# HUNTERS

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