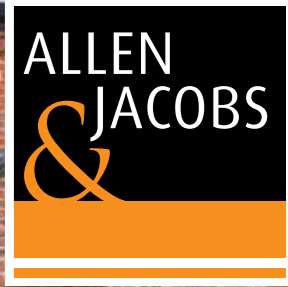


If you are considering selling please call us today:

For a Free Valuation:

**T: 01 210 0360**



Ordnance Survey Ireland Licence No. AU 0066518  
PSRA No. 002964 (licence)

Allen & Jacobs Estates (Southside Office) 107 Fosters Avenue, Mount Merrion,  
T : +353 | 210 0360 F : +353 | 278 9494 city@allenandjacobs.ie www.allenandjacobs.ie



For Sale by Private Treaty

66 Morehampton Square, Donnybrook, Dublin 4.

The above particulars are issued by Allen & Jacobs on the understanding that all negotiations are conducted through them. Every care is taken in preparing these particulars which are for guidance purposes only and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary planning permissions for use and occupation are given in good faith and are believed to be correct. The firm do not hold themselves liable for any inaccuracies and intending purchasers or tenants should not rely on them as statements or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

## For Sale by Private Treaty

# 66 Morehampton Square, Donnybrook, Dublin 4.



Allen & Jacobs is delighted to present this lovely end of terrace duplex apartment situated in this highly sought-after Cosgrave built development. Presented in excellent condition throughout with c.60sqm/646sqft of light filled accommodation. Notable features include; upgraded kitchen & bathroom, new internal doors, extensive use of timber floors, separate storage unit and a secluded sunny sit out terrace.

Set in manicured grounds with water features and ample parking, the location could not be more convenient. Local amenities include a selection of local shops, boutiques, restaurants, bars and cafes. Herbert Park is a stone's throw away and close at hand is the RDS, Aviva stadium, UCD, RTE, St. Vincent's hospital, Elm Park golf club, Old Belvedere/Old Wesley Rugby Clubs, David Lloyd fitness club to name just a few. An excellent selection of primary & secondary schools are surrounding and the city centre is within easy walking distance. The QBC corridor is on your doorstep allowing easy access to the city centre, South Dublin and airport (via Aircoach).

Accommodation briefly comprises hall, kitchen/breakfast room, living room, 2 bedrooms and bathroom.

### At A Glance

- Presented in excellent condition
- Large sunny terrace to the rear
- Parking
- Gated development
- Landscaped grounds
- Double glazed windows
- Separate secure storage unit
- Attic storage
- Alarm
- Beside Herbert Park & a range of local amenities
- Beside QBC & Aircoach
- Short stroll to St. Stephen's Green
- Close to UCD
- BER D1



### Viewing

Strictly by prior appointment only with sole agents  
Allen & Jacobs (Southside Office)  
107 Fosters Avenue, Mount Merrion,  
Co. Dublin  
T: 01 210 0360 f: 01 278 9494  
E: info@allenandjacobs.ie W: allenandjacobs.ie

### Negotiator

Gary Jacobs MSCSI MRICS

### Notes:

### Accommodation

Hall: Tiled floor, cloakroom, recessed lighting

Kitchen/Breakfast room: 2.6 x 2.6: Fitted eye & floor level press units, double oven, hob, extractor fan, stainless steel bowl sink, integrated dishwasher, tiled floor & splash back

Living room: 4.5 x 3.6: Attractive stone open fire place with granite insert & hearth, maple timber floors, recessed lighting, sliding door to:

Terrace: 3.8 x 2.7: Italian slate floor, electric heater

### Upstairs

Landing: Access to attic via pull down ladder

Bedroom 1: (front) 3.1 x 2.7: Built in wall to wall wardrobes

Bedroom 2: (rear) 3.1 x 2.9: Built in double wardrobes

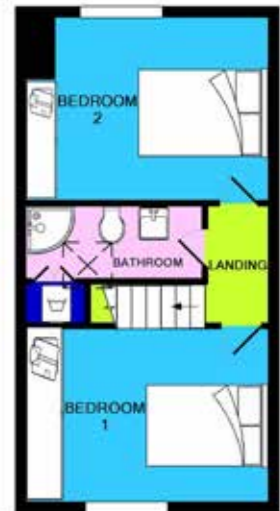
Bathroom: 2.6 x 1.4: Fitted quadrant shower cubicle with electric shower, fully tiled walls & floor, fitted whb with timber shelf & under storage, wc, heated towel rail, electric heater, velux roof light, recessed lighting, fitted airing press which is plumbed for washing machine

### Management:

We have been informed that the current service charge is c.€1,200 per annum. (Fee includes a communal refuse collection)



GROUND FLOOR



1ST FLOOR

FOR  
SALE

ALLEN  
&  
JACOBS



2  1  60sq.m.

For Sale by Private Treaty

Asking Price: €460,000

66 Morehampton Square, Donnybrook, Dublin 4.

SALE  
AGREED



2  1  60sq.m.

For Sale by Private Treaty

Asking Price: €460,000

66 Morehampton Square, Donnybrook, Dublin 4.

**SOLD**

ALLEN  
& JACOBS



2  1  60sq.m.

For Sale by Private Treaty

Asking Price: €460,000

66 Morehampton Square, Donnybrook, Dublin 4.