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For Sale by Private Treaty



Apt.83 The Atrium, Roebuck Hill Apartments, Clonskeagh, Dublin 14.

# For Sale by Private Treaty

# Apt.83 The Atrium, Roebuck Hill Apartments, Clonskeagh, Dublin 14.



Allen & Jacobs is delighted to present this fabulous first floor apartment presented in excellent condition throughout & oozing with streams of natural light. Spanning a generous c.68 sq/m, the apartment also benefits from well laid out living accommodation, 1 secure underground designated car space and a large sit out balcony. Accommodation briefly comprises entrance hall, living/dining room, kitchen, 1 double bedrooms, study, bathroom & balcony.

Situated in an enviable position, close to all the amenities of Clonskeagh, Mt. Merrion, Stillorgan & Dundrum villages including, schools, colleges, parks, public transport, shops, restaurants and within easy reach of the city centre and M50.

Accommodation briefly comprises entrance hall, living/dining room, kitchen, 2 double bedrooms (master en suite), bathroom & balcony.

### At A Glance

- Designated underground parking
- Beside UCD
- Presented in excellent condition
- Light filled accommodation-westerly aspect
- Timber double glazed windows
- GFCH
- Sit out balcony
- Lovely mature landscaped courtyard with water feature
- Lift
- Alarm
- Phone &TV points
- Close to the city centre & M50
- Easy reach to Stillorgan & Dundrum







# Notes:

#### Accommodation

Entrance Hall: 4.43m x 3.5m: Extensive storage.

Bedroom 1: 4.45m x 3.05m: Fitted double wardrobes.

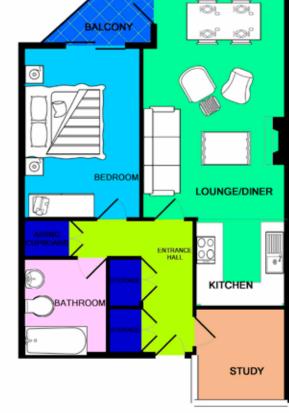
Bathroom: 2.2m × 2.2m: Fitted bath with shower attachment, pedestal whb, wc.

Living/Dining room: 6.93m x 3.76m: Coal effect gas fire with timber mantle. Access to sit out balcony.

Kitchen: 2.4m x 2.3m: Fully fitted eye & floor level press.

Study: 2.5m x 2.45m: Currently in use as a bedroom.





For Identification Purposes Only/Not To Scale







## Negotiator

Andrew Allen MIPAV MMCEPI