



If you are considering selling please call us today:

For a Free Valuation:

T: 01 2100 360



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For Sale by Private Treaty



3 Dawson House, St. Patricks Street, Dublin 8.

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For Sale by Private Treaty

3 Dawson House, St. Patricks Street, Dublin 8.



Allen & Jacobs is delighted to present this ground floor apartment providing spacious and well laid out accommodation of c.52 sq.m/559 sq.ft. The apartment is presented in excellent condition throughout and would be ideal for both an owner occupier or as an excellent investment opportunity. The property benefits from a wonderful roof top garden with stunning views of the city centre and the Dublin Mountains.

Ideally located in this well-maintained development beside St. Patricks Cathedral and surrounded by a host of amenities; including both DIT Aungier Street & St Kevin's Street, TCD, an array of cafes & award winning restaurants and public transport (including numerous bus route & LUAS stations). St Stephens Green and Grafton Street are within a 10 minute walk.

Accommodation briefly comprises entrance hall, kitchen, large living room/dining room, a double bedroom with adjoining office space and large family bathroom.

At A Glance

- Adjacent to St Patricks Cathedral
- Presented in excellent condition throughout
- 5 minutes-walk to Green LUAS stop
- Spacious accommodation c.52sq.m/559sq.ft
- Roof Garden
- Lift
- Intercom
- Cable TV, phone & internet connection available
- Minutes from city centre



Viewing

Strictly by prior appointment with sole selling agents Allen & Jacobs (City Office)
78-81 Clanbrassil Street Lower, Dublin 8.
t: 01 531 3939
e: city@allenandjacobs.ie
w : allenandjacobs.ie

Notes:

Negotiator

Gary Jacobs MSCSI MRICS
& Robert Allen

Accommodation

Entrance Hall: Marble tiled flooring, intercom, storage press.

Living/Dining room: 5.78 x 2.93 Hard wood flooring, electric fire place, TV & phone point.

Kitchen: 2.40 x 2.11 Fully fitted eye & floor press units, stainless steel sink unit, tiled floor; tiled splash back, plumbed for washing machine & dishwasher, electric oven, hob & extractor fan.

Bedroom: 4.46 x 2.76 Fitted double wardrobe.

Walk in wardrobe/Office space: 1.81 x 1.62 Fitted wardrobe.

Bathroom: 2.38 x 1.71 Fully tiled, 3 piece suite, Bath.

Roof Garden: Seated area with views of overlooking St. Patricks Cathedral and the City Centre

Service Charge: We are informed that the current service charge is €1,260 per annum.



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