





Allen & Jacobs (City Office), 78-81 Clanbrassil Street Lower, Dublin 8. T : +353 | 531 3939 F : +353 | 531 3553 city@allenandjacobs.ie www.allenandjacobs.ie

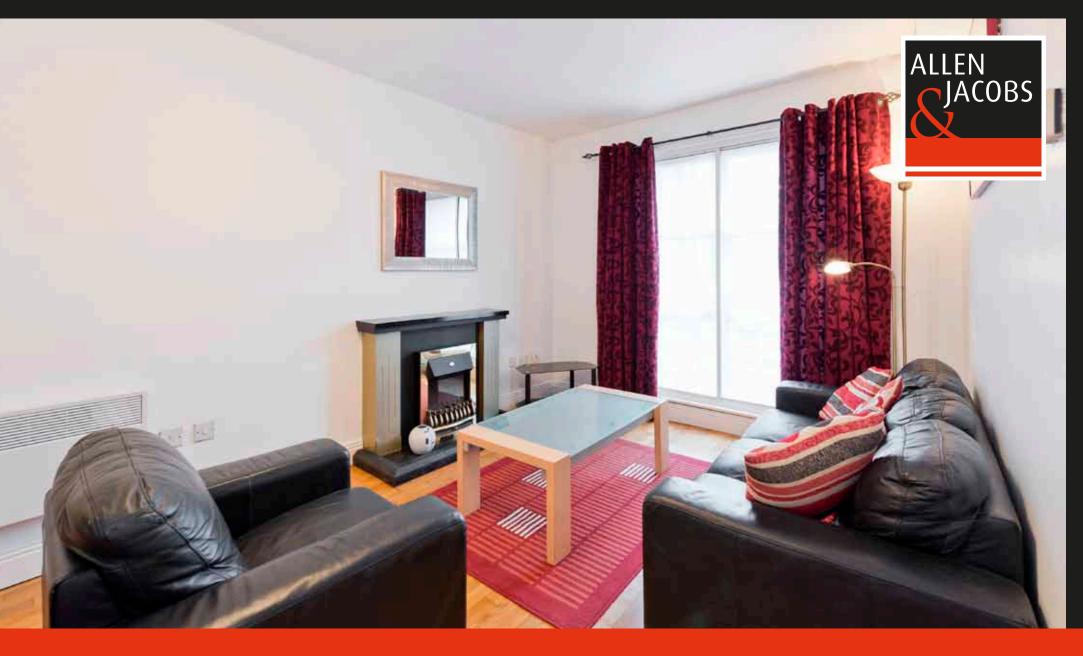


If you are considering selling please call us today: For a Free Valuation:

T: 01 2100 360



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, fixtures, fixtures, fixtures, must undertake their own investigation into the working order of these items.



For Sale by Private Treaty



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

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.52sg.m/559sg.ft
- Roof Garden
- Lift
- Intercom
- Cable TV, phone & internet connection available
- Minutes from city centre

Negotiator

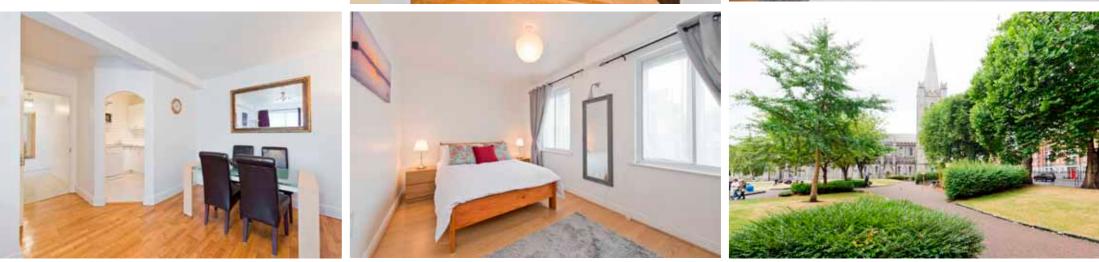
Gary Jacobs MSCSI MRICS & Robert Allen



Viewing

Strictly by prior appointment with sole selling agents Allen & Jacobs (City Office) 78-81 Clanbrassil Street Lower, Dublin 8. t:0|53|3939 e: city@allenandjacobs.ie w : allenandjacobs.ie

Notes:



Kitchen: 2.40 × 2.1 | 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.



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.

Bedroom: 4.46×2.76 Fitted double wardrobe.

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

Bathroom: 2.38 × 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.

For Identification Purposes Only/Not To Scale Made with Metropix ©2018



