



## Rockbawn House & Rockbawn Mews, Clonskeagh, Dublin 14, D14NC52

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300 m<sup>2</sup> / 3229 ft<sup>2</sup>



DOUGLAS NEWMAN GOOD

# DNG

# Rockbawn House & Rockbawn Mews, Clonskeagh, Dublin 14, D14 NC52

Located in the heart of Clonskeagh at the junction of Bird Avenue & Roebuck Road is Rockbawn House & Rockbawn Mews. Set behind imposing black gates hung on impressive granite pillars, the property is approached along a pebbled drive onto a large forecourt with ample secure parking. Large in size, these two properties, sold in one lot, offer the possibility for a substantial family home or a family home with an adjoining mews residence for family, a nanny or lodger or possibly a business, such is the potential.

Rockbawn House is period in nature and set over 3 storeys, each approximately 80sqm in size. Although used as 3 separate apartments, the main staircase is still intact and with some vision could be reinstated back into an impressive residence of distinction. Rockbawn Mews is smaller in size at c. 60sqm and more modern in its design and build. Both properties share a large rear garden which is west facing, fully walled in and well stocked with plants and shrubs.

## Accommodation

Ground Floor c. 80sqm

Hall - 5.4m X 1.5m

Livingroom / Kitchen - 5.3m X 5.25m

Conservatory - 3.65m X 3.23m

Lobby

Ground Floor Bedroom 1

- 3.3m X 2.4m

Ground Floor Bedroom 2

- 2.69m X 2.66m

Entrance hall

First Floor - C. 80sqm

Inner Hall 7.4m X 1.25m -

Reception room - 3.95m X 3.45m

Kitchen - 2.76m X 1.4m

First Floor Bedroom 1 - 5.23m X 3m

First Floor Bedroom 2 - 3.8m X 3.45m

Showerroom - 3.3m X 1.5m

Second Floor - Approx 80sqm

Inner Hall - 6.8m X 1.66m

Kitchen / Livingroom - 5.4m X 4.87m

Second Floor Bedroom 1 -

3.76m X 3.12m

Dressing Room - 2.4m X 1.5m

Second Floor Bedroom 2 - 3.77m X 2.35m

Showerroom - 3.2m X 1.8m

## Rockbawn Mews Separate Residence including:

Hall - 2.14m X 1m

Livingroom - 4m X 4.15m

Kitchen - 3.3m X 1.6m

Showerroom - 2.85m X 1.2m

Landing - 2.9m X 1.7m

Accommodation and Toilet off.

Mews Bedroom 1 - 4m X 2.8m

Mews Bedroom 2 - 4m X 2.65m

Toilet & Hotpress.

Outside Granite pillars with cast iron gates lead to a private pebbled driveway which extends down to a cobblelocked forecourt with ample parking for a number of cars. The rear garden has estate style redbrick walls surrounding it, is mostly under lawns, has numerous plants, trees and shrubs, paved patio areas and pathways, a brick built shed and a west facing aspect to catch the afternoon and evening sun.

## Features

- Gated entrance to long driveway with ample parking for several cars
- Mostly double glazed
- Gas fired central heating
- Large west facing rear garden
- Spacious accommodation over three levels and includes a mews
- Obvious rental potential with 3 of the 4 units recently gaining over €6,000pm

BER: E!-G BER No. 104638135

EPI: 311.21 kWh/m<sup>2</sup>/yr



View By Appointment  
Asking Price: €1,195,000

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For independent mortgage advice contact GMC Mortgages, call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).

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