



41 Donnybrook Road  
Donnybrook  
Dublin 4  
01 660 0333

PSRA: 001562

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SALES

LETTINGS

VALUATIONS

FOR SALE BY PRIVATE TREATY

97 ST. JAMES WOOD  
SOUTH CIRCULAR ROAD  
KILMAINHAM  
DUBLIN 8



01 660 0333



T: 01 660 0333 E: info@eoneill.ie W: www.eoneill.ie  
41 Donnybrook Road, Donnybrook, Dublin 4



## FEATURES

- Superior 2 bedroom apartment with private outdoor deck.
- Corner position built by Cosgrave Homes in 2001.
- Overall accommodation extending to 79 sq m / 850 sq ft
- PVC double glazed windows.
- Under floor heating.
- Secure parking.
- Walking distance to shops, bus and LUAS.
- Service Charge: €1,446 P.A. Wyse Property Management.

## DESCRIPTION

\*A pied de terre in fashionable Kilmainham complete with the great outdoors! 97 St. James Wood is no ordinary home – it also boasts its own private south facing sun deck (5.0m x 4.73m) offering great recreation and barbeque/al fresco dining space unique to this apartment\*

This is a most impressive ground floor apartment in a corner position built by in 2001 by Cosgrave Homes incorporating a superb layout with quality finishes throughout. Offering extremely spacious accommodation of 79 sq m/850 sq ft in walk in condition, the apartment has been improved significantly over the years with the installation of cosy underfloor heating, high quality tiling, an upgraded kitchen and very tasteful décor. Excellent storage space is provided also and there is ample surface and underground car parking with secure electronic entrance gates onto South Circular Road.

Most convenient location within walking distance to local shops, bus transport outside the door and a choice of 2 LUAS stops. Other local amenities include the old Kilmainham Goal, St. James Hospital and the new Children's Hospital (under construction) and easy access to the Chapelizod bypass, the Phoenix Park and the M50.

## ACCOMMODATION

**Entrance Hall** 3.17m x 2.56m intercom, under-floor heating, ceramic tiled floor. Spacious shelved Hotpress / storage. Cloakroom/store.

**Luxury Shower room** 2.00 x 1.90m beautifully appointed with feature mood lighting, wc, whb on stand with drawers, corner power shower with thermostatic controls, heated towel rail, tiled walls and floor, extractor fan, medicine cabinet with mirrored doors and under floor heating.

**Lounge / Dining Room** 6.19m x 4.68m Large impressive reception room with dual aspect, very pleasant view out to deck and gardens, under-floor heating, ceramic tiled flooring. French door to deck.

**'Eat in' Kitchen** 2.55m x 2.42m underfloor heating. superb range of wall and base units, counter top, shelving, fan oven, ceramic hob, extractor fan, dishwasher, washer dryer, fridge freezer, tiled walls and floor.

**Double Bedroom (1)** 5.21m x 3.10m with built in wardrobes.

**Double Bedroom (2)** 4.47m x 3.17m with built in wardrobes.

**Outside:** Large L shaped sun terrace 5.45m x 0.96m and 5.0m x 4.73m, outside lighting, fully railed in with delightful private south facing aspect. Professionally landscaped communal grounds.

