

The logo for Allen & Jacobs, featuring the company name in white text on a black background with an orange horizontal bar below it.

ALLEN
& JACOBS

For Sale

by Private Treaty

27 The Tenterfields, South Brown Street, Dublin 8,
D08 PR64

The BER D1 energy rating logo, showing the letters 'BER' in a white box and 'D1' in a yellow box.

BER D1

27 The Tenterfields, South Brown Street, Dublin 8, D08 PR64

Allen & Jacobs is delighted to bring to the market this lovely stylish light filled apartment with well-proportioned accommodation c.50sqm/538sqft & Southerly facing into a quiet landscaped courtyard. This development is well maintained and the apartment has been recently redecorated & benefits from a large sit out balcony and a designated surface car space.

Tucked away just off Oscar Square, the location is extremely convenient to a host of amenities, including schools, colleges, parks, restaurants, shops, public transport and within an easy walk to St. Stephen's Green & Grafton Street. The LUAS green line is also within easy walking distance.

Accommodation briefly comprises; entrance hall, storage, living/dining room, kitchen, 2 bedrooms, bathroom & terrace.

At a Glance

- ◆ Secure designated surface parking space
- ◆ Light filled accommodation- Southerly aspect
- ◆ Large sit out terrace
- ◆ Access to terrace from bedroom 1
- ◆ Overlooking landscaped central courtyard
- ◆ Double glazed windows
- ◆ Short stroll to city centre & Trinity college
- ◆ Close to Luas line



Accommodation

- ◆ Hall: 5.3 x 1.9
- ◆ Living/dining room: 4.4 x 2.9
- ◆ Bedroom 1: 2.8 x 4.4
- ◆ Bedroom 2: 3.4 x 2
- ◆ Bathroom: 1.7 x 2.3
- ◆ Balcony: 5.2 x 2

Service Charge

We have been informed that the current service charge is in the region of €2,187 per annum.

Outside

This development is well maintained and the apartment has been recently redecorated & benefits from a large sit out balcony and a designated surface car space.



Negotiator

Gary Jacobs MSCSI MRICS

Viewings

Strictly by prior appointment
only with sole agents

Allen & Jacobs Estate (City Office)

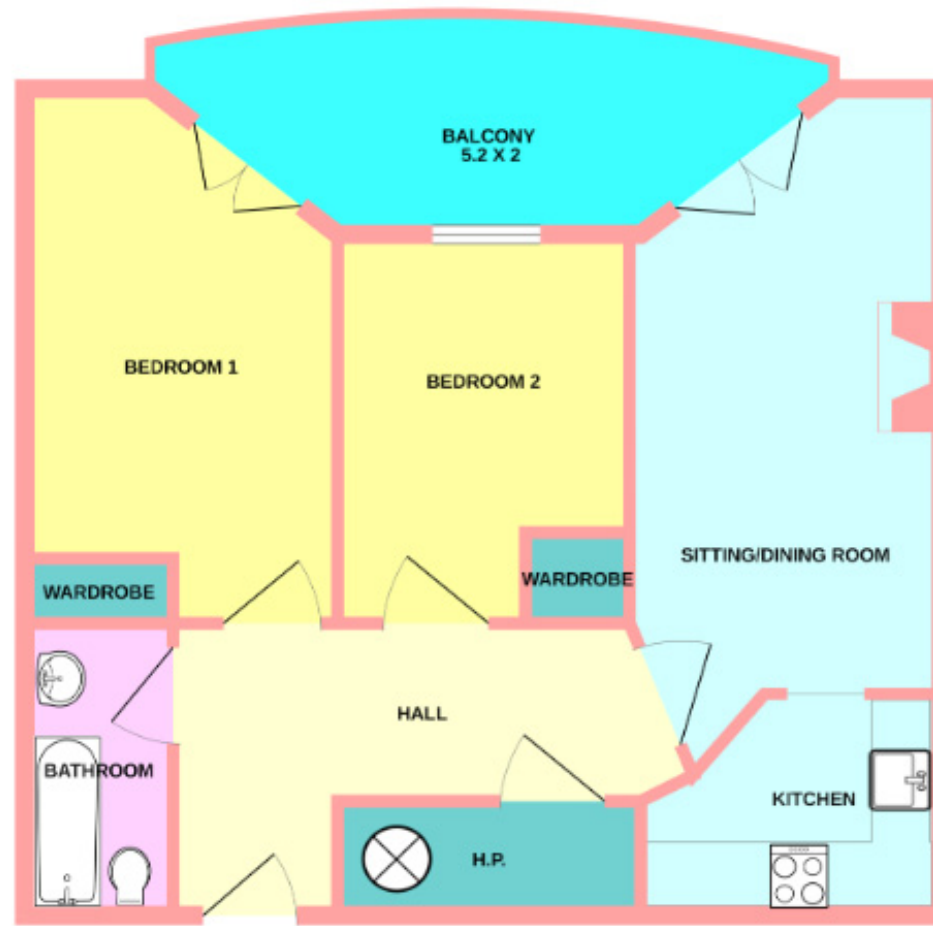
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Ground Floor



PSRA License No. 002964

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