



BER D1

8 GROSVENOR PARK

Dublin 6, D06 K7Y5.



4



2



121.3 sq.m



(01) 490 3201



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

Situated in a well sought after area in South Dublin, minutes from the villages of Harold's Cross, Rathgar, and Rathmines and in close proximity to the bustling City Centre, Grosvenor Park is an idyllic location tucked away in an exclusive mature development, just off Leinster Road. Surrounded by a wealth of local amenities to include Shops, Supermarkets, Restaurants, The Swan Centre, an Omniplex Cinema & the beautifully refurbished Stella Cinema, Dublin 6 creates a flawless blend of local community and buzzing metropolitan hub. Alongside the plethora of eateries and entertainment facilities, your sporting and educational needs will also be met locally through the Rathmines Sport Complex, Rathmines Library and a host of schools like that of St.Louis, St.Clare's Multi Denominational School Ranelagh, Stratford College, High School, and St. Mary's College. The property also benefits from good transport links to the city centre and surrounding areas, with St Stephen Green just c.3.5km away & the M50 Motorway a short drive away.



DESCRIPTION:

J P & M Doyle are delighted to present to the market this fine, red bricked, three storey terraced property, built in c.1981, and extending to c.121.3 sq m / 1305 sq ft. The accommodation briefly comprise of an Entrance Hallway, Kitchen, Living Room, Dining Room, Upstairs , 1st Return Landing with Hotpress, Bathroom, Two Bedrooms, 2nd Return Landing, Bathroom & a further Two Bedrooms, one with a Walk-In Wardrobe. Outside there is Off Street Parking, and a Private Low Maintenance Garden to the Rear.

ACCOMMODATION:

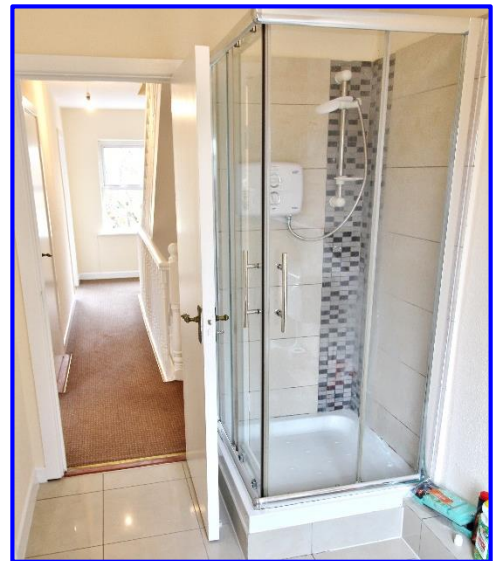
Hallway	3.1m (10'2") x 1.64m (5'5")	Features Ceiling Coving, Composited Front Door, Burglar Alarm Keypad.
Kitchen	3.09m (10'2") x 2.93m (9'7")	Features Fitted Floor & Wall Cabinets, Tiled Back Splash, Stainless Steel Sink, Plumbed for Washing Machine and Gas Boiler.
Living Room	4.76m (15'7") x 4.7m (15'5")	Features Marble Surround Open Fireplace, Ceiling Coving, Double Patio Doors to Garden.
Dining Room	3.04m (10'0") x 2.45m (8'0")	Features Ceiling Coving





Upstairs First Return

Landing	5.2m (17'1") x 1.7m (5'7")	Hotpress Storage Cupboard with Ample Storage Space.
Bathroom	2.72m (8'11") x 1.7m (5'7")	W.H.B., W.C. & Shower Fitted with an Electric Triton T90Z, Porcelain Tiled Floor.
Bedroom 1	3.77m (12'4") x 2.93m (9'7")	Features Fitted Wardrobe & Carpet Flooring
Bedroom 2	3.32m (10'11") x 2.92m (9'7")	Features Fitted Wardrobe & Carpet Flooring



Second Floor Return

Landing 3.6m (11'10") x 1.7m (5'7")

Bathroom 2.7m (8'10") x 1.67m (5'6")

W.C., W.H.B. & Shower Fitted with an Electric Triton T90z, Porcelain Tiled Floor

Bedroom 3 3.73m (12'3") x 2.93m (9'7")

Features Fitted Wardrobe & Carpet Flooring

Bedroom 4 3.24m (10'8") x 2.94m (9'8")

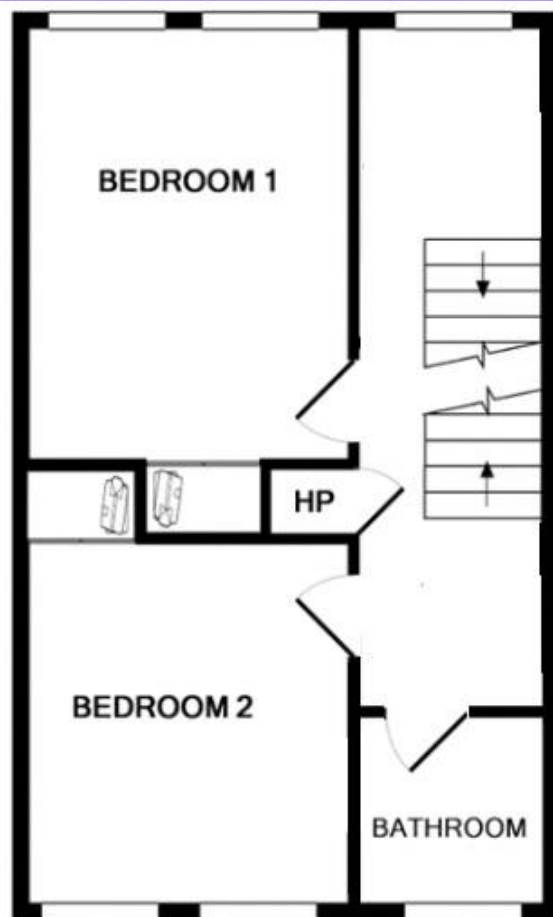
Features Walk-In Wardrobe & Fitted Wardrobe in Bedroom, and Carpet Flooring.

Walk-In Wardrobe 1.7m (5'7") x 1.43m (4'8")

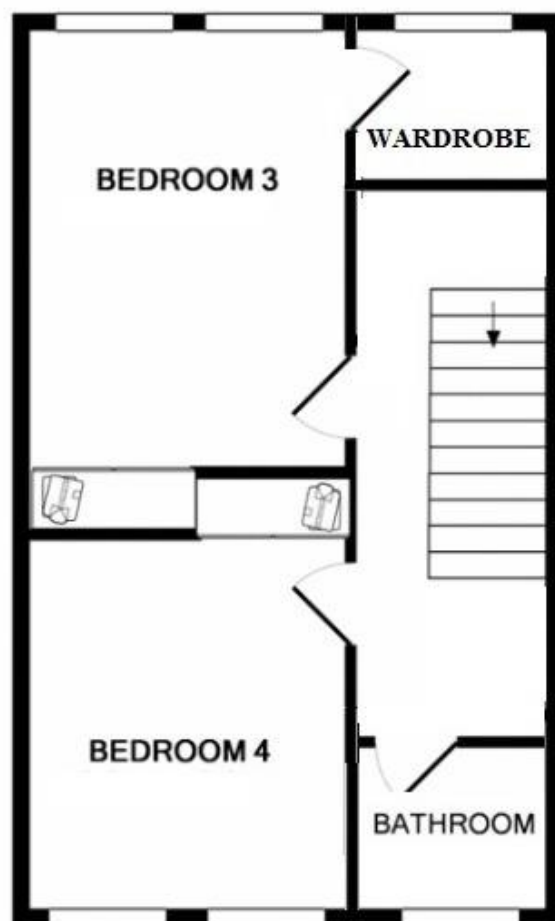


Floor Plans
(For Identification Purposes Only)





1ST FLOOR



2ND FLOOR

Outside:

- Off Street Parking To Front
- Rear Wall Garden 10.3m /34 Ft Long
- Patio.
- Communal Parking
- Two Well Maintained Communal Gardens

Features & Services

- Mains Water & Sewage
- ESB
- Alarm
- uPvc Double Glazed Window
- Composite Front Door
- Telephone & Internet
- Gas Fired Central Heating



VIEWING:

BY APPOINTMENT ONLY

BER:

D1 (112194881)

SERVICE CHARGE

€300 APPROXIMATELY PER ANNUM

PRICE REGION:

€625,000



Established. 1952
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