



41 Donnybrook Road
Donnybrook
Dublin 4
01 660 0333

PSRA: 001562

These particulars do not constitute an offer or contract and whilst every effort has been made in preparing these particulars the details must not be relied upon as fact. Dimensions are for guideline purposes only. Viewing strictly by appointment.

SALES

LETTINGS

VALUATIONS

FOR SALE BY PRIVATE TREATY



01 660 0333

88 ST. JAME'S WOOD
SOUTH CIRCULAR ROAD
KILMAINHAM
DUBLIN 8



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



FEATURES

- Superior 2 bedroom top (2nd) floor apartment
- Built by Cosgrave Homes in 2001.
- Overall accommodation extending to 72 sq m / 775 sq ft
- PVC double glazed windows.
- Slimline storage heating.
- Electronic entrance gates.
- Secure surface and underground parking.
- Walking distance to shops, bus and LUAS.
- Service Charge: €1,498 P.A. Core Property Management.

ACCOMMODATION

Entrance Hall 2.07m x 1.82m with intercom.

Large walk in storage room cum Hotpress 2.89m x 1.02m.

Double Bedroom (1) 4.83m x 2.87m with built in wardrobes.

Double Bedroom (2) 3.82m x 2.53m with built in wardrobe.

Bathroom 1.97m x 1.87m with pedestal whb, wc and bath with overhead shower. Shower screen, medicine cabinet, Velux roof window, tiled walls and floor.

Lounge / Dining Room 6.02mx 5.00m. Large impressive reception room with laminate floor, mock fireplace and electric fire. Westerly aspect overlooking the communal grounds.

Kitchen 2.89m x 1.81m range of wall and base units, counter top, double oven, ceramic hob, extractor fan, washer dryer, fridge freezer, tiled walls and floor. Velux roof window.

Outside: Professionally landscaped communal gardens and car parking. Access to underground car parking, bicycle and bin storage.

DESCRIPTION

Everyone is saying Kilmainham is a great place to live- here's your chance!

This is a bright well presented top floor apartment with a lovely westerly aspect overlooking the landscaped grounds. Internally the property is well designed and laid out comprising hallway with large storage facilities, 2 double bedrooms, bathroom, spacious lounge/dining room and a fully equipped kitchen. This appealing apartment which is in walk in condition would make an ideal starter home or alternatively a residential investment capable of producing a very good return. The communal grounds are well maintained with plenty of surface and underground car parking available.

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.

