



For Sale  
by Private Treaty

149 Roebuck Castle, Clonskeagh, Dublin 14,  
D14 C436





# 149 Roebuck Castle, Clonskeagh, Dublin 14, D14 C436

Allen & Jacobs is delighted to present this well positioned bay windowed semi-detached residence overlooking a green area in this popular residential development. The property has undergone major updating & refurbishment over the years and comes to the market benefiting from a part single/part two storey extension to the rear providing a lovely open plan kitchen & living space and additional bedroom space upstairs. There is also an attic conversion with roof lights and the accommodation is presented in excellent condition with well-proportioned light filled accommodation of c.117sqm/1,259sqft.

Roebuck Castle is a lovely well-maintained development located just off Roebuck Road, which has abundance of mature green areas and communal tennis courts. Ideally located only a stone's throw away from the Deer Park, a lovely, landscaped parkland providing excellent recreational facilities including a tennis club, playground and delightful walking areas in which to enjoy the elevated views over Dublin Bay & city. Stillorgan, Blackrock & Dundrum are all within easy reach and the local amenities of Mount Merrion village are within easy walking distance. There is an extensive & excellent range of local schools within walking and cycling distance, to include; Scoil San Treasa, Mount Anville Primary/Secondary, Colaiste Iosagain, Colaiste Eoin, Our Lady's Grove, Oatlands College & St. Kilian's, to name just a few. UCD is on your doorstep with excellent sporting facilities & various walking/running/cycling routes. There are bus routes nearby on Roebuck Road, Fosters Avenue & the QBC is available on the N11 with the M50 within minutes' drive.

The accommodation briefly comprises; hall, guest toilet, living room, kitchen/dining room, family room & utility area. Upstairs are 3 bedrooms (master with walk in wardrobe/possible en-suite), bathroom & attic room.

## At a Glance

- ◆ Light filled accommodation  
c.117sqm/1,259sqft
- ◆ Attic conversion with additional space of  
c.17sqm/183sqft
- ◆ Part single/part two storey extension to the rear
- ◆ Contemporary kitchen with open plan  
living space
- ◆ Walk in wardrobe/possible en-suite
- ◆ GFCH
- ◆ Double glazed windows
- ◆ Eaves storage
- ◆ Guest toilet
- ◆ New front door
- ◆ Private garden with large patio area
- ◆ Overlooking green area
- ◆ Off Street Parking
- ◆ Access to communal tennis court
- ◆ Solid fuel stove in living room
- ◆ Mature development with open green areas
- ◆ Fitted & built-in wardrobes
- ◆ Close to QBC
- ◆ Beside UCD
- ◆ Side entrance





## Accommodation

- ◆ Hall: 4.3m x 1.8m
- ◆ Guest toilet: 1.4m x .8m
- ◆ Living room: 4.4m x 3.3m
- ◆ Kitchen/dining: 5.4m x 4.9m
- ◆ Family room: 3.2m x 2.8m
- ◆ Utility (side passage): 4.5m x 1.1m

## Upstairs

- ◆ Bedroom 1 (rear): 4.5m x 2.4m
- ◆ Bedroom 2 (rear): 3.9m x 2.6m
- ◆ Bathroom: 2m x 2.2m
- ◆ Bedroom 3 (front): 4.5m x 3.1m (into bay window)
- ◆ Walk in wardrobe/Possible en-suite 1.8m x 1.4m

## Attic

- ◆ Attic room: 5.2m x 3.3m

## Outside

To the front is a walled garden with off street parking, lawn, planted border and mature hedging & trees. To the rear is a private c.10m secluded garden with large patio area, planted borders and side entrance.



### Negotiator

Gary Jacobs MSCSI MRICS

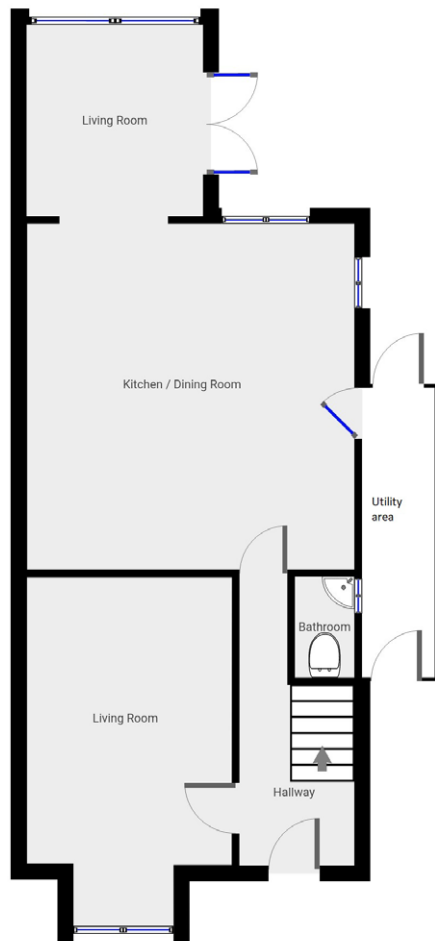
### Viewings

Strictly by prior appointment  
only with sole agents

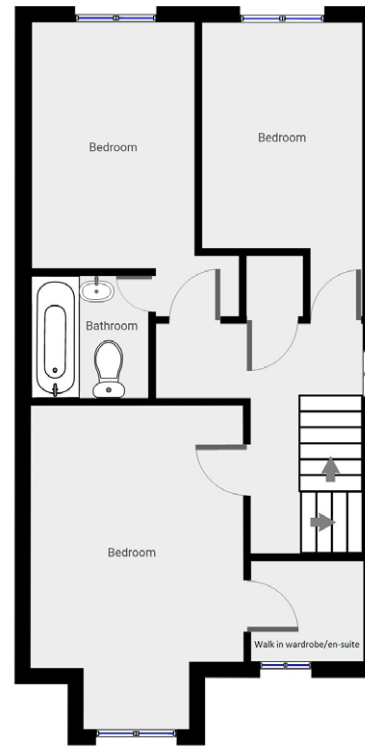
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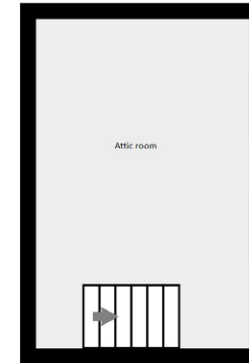




Ground Floor



First Floor



Attic



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