



119 St. James Wood, South Circular Road, Dublin 8. D08R928

Beirne
& Wise

For Sale By Private Treaty



This is a spacious top floor, two bedroom apartment of approx. 70 sq. m. (excluding balcony) nicely positioned in this gated development, just off the SCR in the heart of Dublin 8. No 119 is bright and airy with a wonderful corner south and westerly aspect, with a spacious living room with access to a balcony, open to a kitchen / dining area, two double bedrooms with a modern shower room and the invaluable store room.

No 119 is well positioned to benefit from the host of leisure and commercial activities along with an array of amenities at hand in this very historic area of South Dublin. The LUAS Red Line makes all the amenities at the heart of the city immediately accessible with stations at Suir Road and Rialto, both of which are just a short walk away. In addition, there is a selection of buses routes to the city and beyond and travel further afield is made easy by the proximity to Heuston Station and the M50 via the N4, Lucan Road. The wonderful parklands at Phoenix Park, the Royal Hospital Kilmainham are convenient as are a selection of restaurants, shopping and leisure facilities with the new children's hospital and St. James just a short walk away.

Special Features

- Spacious bright apartment of 70 sq. m. approx. (excl. balcony)
- Double glazed windows.
- Electric heating.
- Excellent location.
- West facing balcony.
- Two double bedrooms.
- Intercom.
- Underground and surface parking.

Accommodation

HALL

With timber flooring, coved ceiling with recessed down lighters and access to all rooms.

LIVING ROOM

5.89 m x 4.68m max.

This is a spacious, dual aspect light filled room with coved ceiling, recessed down lighters, timber flooring and an attractive "mock" fireplace with an electric stove provides a focal point for this lovely room. Access to the west facing balcony via a sliding door. Open plan to;

KITCHEN / DINING

2.87m x 3.10m max.

With an alcove perfect for dining table with kitchen area fitted with an array of floor and wall mounted units, tiled splash back, with built-in ceramic hob, oven, space for microwave and fridge/ freezer and it is plumbed for a washing machine and dishwasher. Timber flooring is carried throughout and there are recessed down lighters.





BEDROOM ONE

4.49m x 2.80m

Dual aspect, a generous double room with recessed down lighters and built-in wardrobes.

BEDROOM TWO

3.51m x 3.48 m

A second spacious double room with recessed down lighters and built-in wardrobe similar to main bedroom.

SHOWER ROOM

Contemporary and stylish, fully tiled shower room with roof light, recessed down lighters and suite comprising; shower cubicle with screen, thermostatic valve with rain shower head, concealed cistern type w.c., vanity w.h.b. with an overhead mirror with vanity light, wall mounted long mirror and a chrome towel radiator.

STORE

Invaluable, spacious walk - in storage room with hanging rail.

GROUNDS

This gated development has landscaped gardens with well-trimmed hedges, specimen trees and a selection of shrubs. There is ample parking both underground and surface.

MANAGEMENT COMPANY

Bench Mark Property Consultants and Core Estate Management Co.

SERVICE CHARGE

€1.689 approx. per annum (subject to review)

BER

Number: 101876779

Output: 210.56kWh/m2/yr.





Beirne
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