



59 Radcliff Hall, St. Johns Road,  
Sandymount, Dublin 4

 **HUNTERS**  
ESTATE AGENT

[www.huntersestateagent.ie](http://www.huntersestateagent.ie)

**BER C3**

# For Sale by Private Treaty

Hunters Estate Agent are delighted to present to the market this very fine end of terrace townhouse set in an exclusive development of Radcliff Hall in the heart of Dublin 4.

Overlooking Railway Union Sports Club to the rear, No. 59, Radcliff Hall is an exceptional light filled property which extends to approx. 90 sq.m. / 973 sq.ft. and is located along the tree lined St. Johns Road. The end of terrace residence provides rooms of generous proportions, benefiting from an abundance of natural light and briefly comprises entrance hallway, kitchen, guest w.c., and living/ dining area on the ground floor while three bedrooms, one ensuite and main bathroom are set at first floor level. There is ample communal parking spaces within the development and the common areas are excellently maintained and presented in pristine condition.

Radcliff Hall enjoys one of Dublin's most convenient and popular locations having all of Sandymount's many amenities, including Sandymount Strand, within walking distance. Sandymount Village, Ballsbridge and Merrion Shopping Centre along with their vast array of bijou restaurants, coffee shops and boutiques are all within a gentle stroll. Public transport is well catered for with Sandymount DART station being within a short stroll. St. Johns Road is also just a short drive from some of Dublin's principle places of business such as Fitzwilliam Square, Merrion Square, Baggot Street and the IT hub at Grand Canal Dock. Numerous sports grounds are all close by including the RDS, Merrion and Pembroke Cricket Clubs, Railway Union Sports Club and Lansdowne Football Club.

Viewing is highly recommended.



## SPECIAL FEATURES

- » Very fine 3 bedroom end of terrace townhouse.
- » Generous accommodation extending to approx. 90 sq.m. / 973 sq.ft.
- » Secure gated development.
- » Video intercom.
- » Communal parking.
- » Prime Sandymount location set along the tree lined St. Johns Road.
- » Within walking distance of many amenities including Sandymount Strand and Merrion Shopping Centre.
- » Easy access to Sandymount DART station.

# ACCOMMODATION

## GROUND FLOOR

### ENTRANCE HALLWAY

1.77m (5'10") x 5.28m (17'4")

Welcoming entrance hallway with laminate flooring, cornicing, visual intercom and alarm pad.

### KITCHEN

3.13m (10'3") x 3.61m (11'10")

Range of fitted wall and base units with oven, hob, extractor fan, integrated fridge freezer, Hoover dishwasher and Indesit washing machine. Laminate flooring, cornicing and spot lights.

### GUEST W.C.

0.77m (2'6") x 1.51m (4'11")

Incorporating w.h.b. and w.c.

### LIVING/DINING ROOM

2.50m (8'2") x 2.99m (9'10") & 4.86m (15'11") x 3.58m (11'9")

Bright living / dining area featuring pine fireplace with coal effect gas fire inset, cornicing, two centre ceiling Roses and UPC connection. Two single doors offer direct access to the rear patio terrace.

## FIRST FLOOR

### LANDING

Hotpress.

### BEDROOM 1

3.95m (13'0") x 3.70m (12'2")

Spacious double bedroom with fitted wardrobe and ensuite. Overlooking the communal gardens to the front.

### ENSUITE

0.80m (2'7") x 2.60m (8'6")

Incorporating shower cubicle, w.c. and w.h.b.

### BATHROOM

1.89m (6'2") x 1.97m (6'6")

White suite incorporating w.c., w.h.b. and bath with shower mixer attachment.

### BEDROOM 2

3.64m (11'11") x 2.33m (7'8")

Good size double bedroom with fitted wardrobes and overlooking the rear garden and Railway Union Sports Club.

### BEDROOM 3

3.54m (11'7") x 2.44m (8'0")

Double bedroom with fitted wardrobes and overlooking the rear garden and Railway Union Sports Club.





## OUTSIDE

### FRONT TERRACE

5.07m (16'8") x 2.79m (9'2")

Cobblelock terrace with outdoor lighting.

### PATIO / TERRACE

5.10m (16'9") x 2.78m (9'1")

Cobblelock terrace with outdoor lighting and overlooking railway union sports club & playing pitches

## MANAGEMENT COMPANY

Wyse Property Management  
t/a Radcliff Hall Management  
Limited

Tel: 01 647 0600

Email: [info@wyse.ie](mailto:info@wyse.ie)

## SERVICE CHARGES

€1,807.39 per annum

## BER DETAILS

BER Rating: C3

BER Number: 103633665

Energy Performance Indicator:

201.76 kWh/m2/yr

## DIRECTIONS

Travelling from along the Merrion Road, take a left turn onto Sandymount Avenue. Proceed to the end of the road and take a right turn onto Park Avenue. Continue past Railway Union Sports Club and take a right turn onto St. Johns Court and take the first left into Radcliff Hall.

## VIEWINGS

Strictly by prior appointment only with sole selling agent, Hunters Estate Agent, City Centre on 01 668 0008 or email: [citycentre@huntersestateagent.ie](mailto:citycentre@huntersestateagent.ie)



### FLOOR PLANS

Not to scale. For identification purposes only.



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St Martin's House, Waterloo Road, Dublin 4

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4 Castle Street, Dalkey, Co. Dublin

**PSRA Licence no:** 001631



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