

Elliott & FitzGerald

(01) 661 4403

113 Roebuck Castle,
Clonskeagh,
Dublin 14.

FOR SALE by Private Treaty



- 2 Bedroom dwelling, in a much sought-after location.
- Walled south-facing rear garden.
- Gross Internal Floor Area c. 65 sq.m. (697 sq.ft.)

RESIDENTIAL

BER D2

DESCRIPTION

113 Roebuck Castle is a 2 Bed dwellinghouse located in the heart of this exclusive and highly sought after residential estate off Roebuck Road. Within easy reach of Clonskeagh, Stillorgan and Dundrum Villages. The house extends to approximately 65 sq.m. (697sq.ft.) with concrete parking apron and south-facing walled rear garden approximately 40 feet in length.

Roebuck Castle is in close proximity to many restaurants, shopping facilities and amenities, including local school such as Blackrock, St Andrews, Mount Anville and UCD. Public transport is offered by way of Quality bus corridors and The LUAS is within walking distance, allowing easy access to the City Centre in approximately 20 minutes.

ACCOMMODATION & DETAILS

GROUND FLOOR:

Storm porch		
Living Room	3.615m x 3.349m (11'10" x 10'11")	Fireplace
Kitchen	4.585m x 3.676m (15'7" x 12'1")	Stainless steel sink unit, wall and floor presses, plumbed for washing machine and sliding door to rear garden

UPPER FLOOR:

Landing		
Bedroom (1)	3.691m x 3.321m (11'10" x 9'1")	Fitted Wardrobe
Bedroom (2)	3.602m x 2.744m (12'1" x 10'11")	
Bathroom		Hot press with copper cylinder and dual immersion heater.

OUTSIDE:

Concrete Parking Apron
Rear garden in lawn with
Garden Shed

VIEWING: Strictly by Appointment through Selling Agent

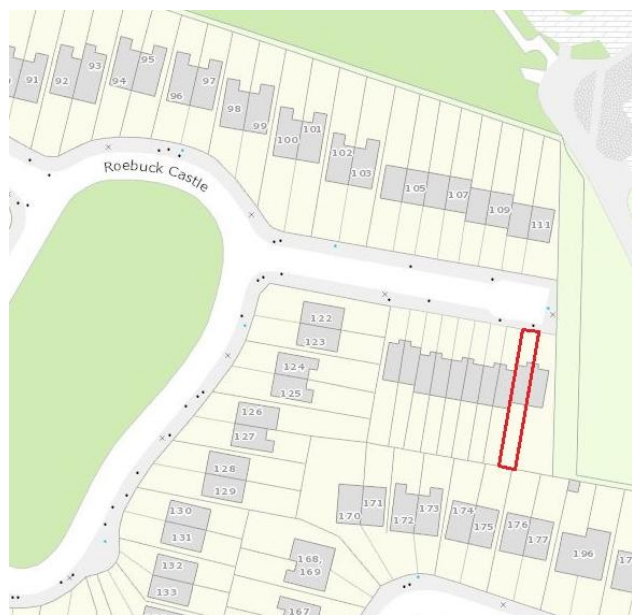
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PRICE: On application

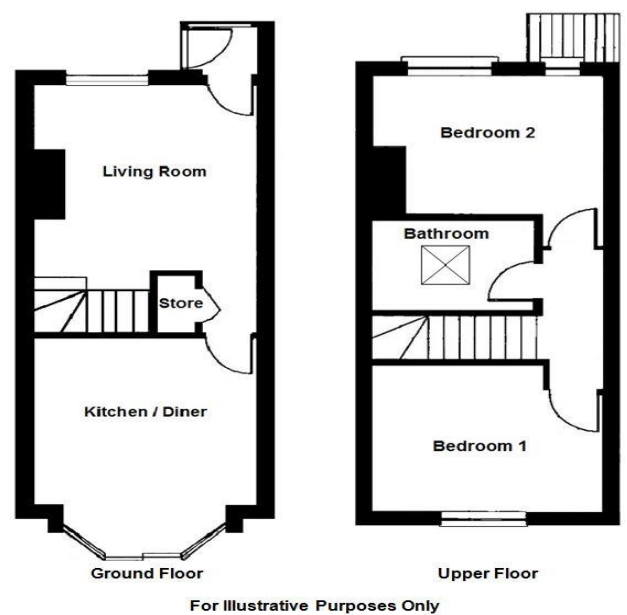
BER DETAILS: BER D2
BER No. 111116059
Energy Performance Indicator: 260.02 kWh/m²/yr

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LOCATION



FLOOR PLANS (For Identification Purposes Only)



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