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For Sale by Private Treaty



Apt. 98 The Atrium, Roebuck Hill Apts. Clonskeagh, Dublin 14

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## For Sale by Private Treaty

# Apt. 98 The Atrium, Roebuck Hill Apts. Clonskeagh, Dublin 14

Allen & Jacobs Estates is delighted to present this lovely 2nd floor apartment enjoying spacious accommodation throughout combined with streams of natural light from its westerly orientation. Presented in excellent condition, this property has many notable features, including, large double bedroom, study, open plan living/dining room, separate kitchen, sit out balcony, all mod cons and designated underground car parking.

The location is extremely convenient beside UCD and with a host of amenities close at hand, including; Dundrum town centre, fitness clubs, parks, local shops & public transport (including nearby QBC). The city centre is within easy reach.

Accommodation comprises entrance hall, living/dining, kitchen, double bedroom, study and sit out balcony. There is one secure underground designated parking.

### At A Glance

- Fully furnished
- Excellent condition
- Lovely westerly orientation
- Nice views
- Secure designated parking
- Extensive use of timber floors
- Lift
- GFCH
- Timber double glazed windows
- Landscaped central gardens
- Surrounded by all amenities
- Management approximately €2,200 p/a

### Negotiator

Gary Jacobs MSCI MRICS



### Accommodation

Entrance Hall: 4.43m x 3.5m: Extensive storage.

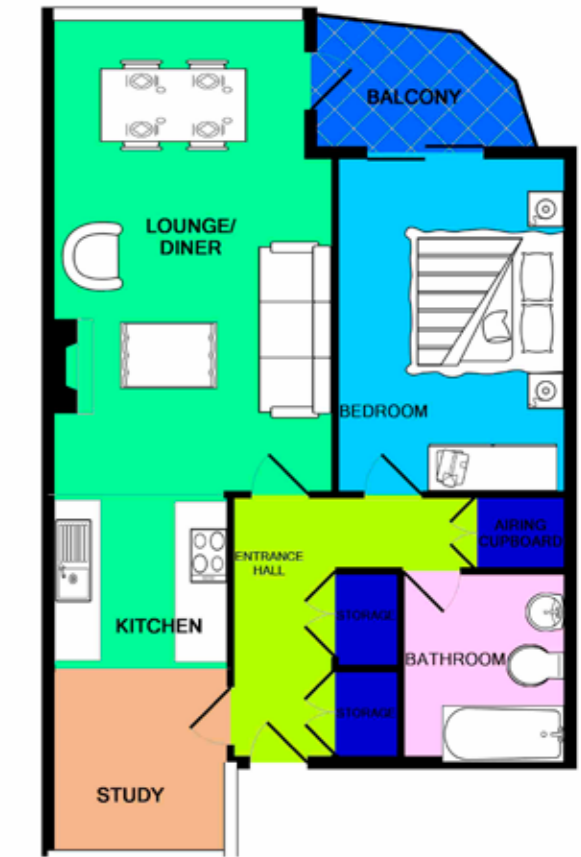
Bedroom 1: 4.45m x 3.05m: Fitted double wardrobes.

Bathroom: 2.2m x 2.2m: Fitted bath with shower attachment, pedestal whb, wc.

Living/Dining room: 6.93m x 3.76m: Coal effect gas fire with timber mantle. Access to sit out balcony.

Kitchen: 2.4m x 2.3m: Fully fitted eye & floor level press. Arch to...

Study: 2.5m x 2.45m: Currently in use as a bedroom.



### Viewing

Strictly by prior appointment with sole selling agents Allen & Jacobs (Southside Office) 107 Fosters Avenue, Mount Merrion, Co. Dublin.  
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### Notes: