



For Sale via
Digital Auction 12.12.19

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 2

 Detached

 198 sq. m

Summary

- A Detached Family House
- Situated on a Mature Secluded Plot
- Extending to Approximately 198.99 sq. m (2,142 sq. ft)
- Four Bedrooms & 5th Bedroom/Study
- Two Reception Rooms
- Vacant Possession Upon Completion
- **For Sale via Digital Auction:** 12th December 2019
- **Guide Price €600,000**

Location

The property is situated to the southern side of Commons Road, just west of the junction with the R119, Shanganagh Road. The property is set within a mature residential area, with excellent communication links including access to Shankill DART station (some 1.1km south-east), LUAS services from Cherrywood (2.5km north-west), whilst Dublin City Centre is situated approximately 15km to the north.

Description

The property is arranged over ground and first floors to comprise a four-bedroom detached house on a mature and secluded plot.

Tenancy

The property is subject to a tenancy dated May 2009, at a current rent of €25,200 per annum. Termination notice has been served and vacant possession is due to be provided by 20th December 2019.

Accommodation

Ground Floor	Entrance Hall
	Drawing Room
	Dining Room
	Utility Room
	W.C.
	Kitchen
First Floor	Bedroom 1 & Ensuite
	Bedroom 2
	Bedroom 3
	Bedroom 4
	Bedroom 5 / Study
	Bathroom

Guide Price

€600,000

Legal Pack & Bidding

<http://www.artisrealestate.ie/properties/4-commons-road-shankill-dublin-18>

Solicitor

Philip Lee

Brendan O'Connor

BER

BER: C3

BER No. 100685544

EPI: 220.82 kWh/m²/yr



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