



17 White Oaks, Roebuck Road, Clonskeagh, Dublin 14

Beirne  
& Wise

## For Sale By Private Treaty

This is an attractive own door, ground floor apartment with dual aspect of 46 sq. m. (495 sq. ft.) approx. nicely situated overlooking an open green in this quiet and secluded enclave just off Roebuck Road.

Built in the late 1980's, White Oaks is a small scale, low density, development of duplex and one bedroom apartments which has matured nicely with a wonderful leafy approach and well maintained landscaped, green areas.

This apartment will appeal to both home owners and investors alike. The entrance to No. 17 is via a walled and gated patio area looking onto the communal landscaped gardens and enjoys a south easterly aspect. Though in need of modernisation this apartment has all the ingredients to make it a super home or investment. The accommodation comprises; Entrance Porch, Living Room open to Kitchen, Lobby, Bathroom and Bedroom.

The location is one of great convenience, with the educational and leisure facilities of UCD just minutes away. There is a superb choice of shopping at Clonskeagh, Ranelagh and Donnybrook not forgetting the Dundrum Town Centre nearby. The 11 bus route on Roebuck Road provides easy access to the city centre and beyond as well as the LUAS at Windy Arbour about a 20 minute walk away.



## Special Features

- Convenient location in heart of Clonskeagh
- Situated in quiet enclave with lovely landscaped gardens
- Dual aspect apartment with south easterly aspect to the front
- Hardwood double glazed windows
- Off street parking
- Electric Storage Heating
- Floor area 46 sq. m. (495 sq. ft.) approx.

## Accommodation

### ENTRANCE PORCH

Attractive hardwood door with leaded glass insert leads Porch with floor tiling.

### LIVING ROOM

3.66m x 4.58m (12'0" x 15'0")

Spacious room to the front, with patio door which opens on to small sheltered patio area with a south easterly aspect. A raised hearth open fireplace with coal effect gas fire (bottled gas) provides a focal point for this room, wall lighting, and open to;



## KITCHEN

2.73m x 2.32m (8'11" x 7'7")

Fitted with wall and floor mounted units with tiled splashback, tiled flooring, built in ceramic hob, extractor unit, stainless steel oven and is plumbed for a washing machine. There is space for small table and chairs and there is a window size opening onto the living area.

## BEDROOM

3.66m x 3.53m (12'0" x 11'6")

A really generous double room to the rear with a north westerly aspect facing onto landscaped gardens with built-in wardrobes incorporating dressing table and mirror.

## BATHROOM

With access to Hot Press housing factory insulated hot water cylinder and water tank. There is a bath with mixer shower tap, w.c., and pedestal mounted whb, with strip lighting overhead. The bathroom is partially tiled with wall mounted mirrored cabinet and has an extractor unit.

## MANAGEMENT COMPANY

Wyse Property Management

## SERVICE CHARGE

€1,172 per annum (subject to review).



## Garden

There are well maintained communal gardens and No. 17 fronts directly onto the open green square which is professionally landscaped with a selection of specimen trees, raised planter beds and a variety of shrubs and a wonderful rose bed in full bloom. There is off street parking.

## View

By appointment with Beirne & Wise t: 01 296 2444

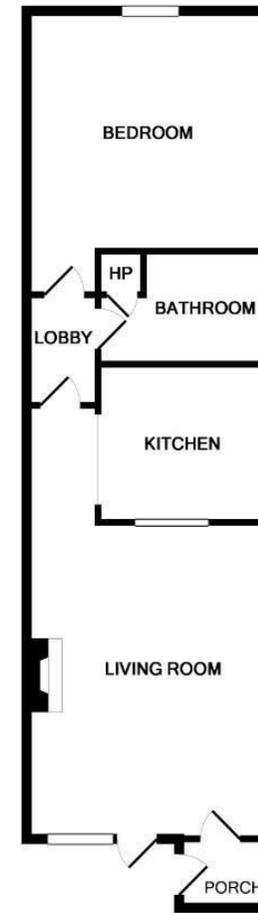
## BER



BER No: 108814948

Output: 372.21 kWh/m2/yr





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