



**FEATURES**

- 2nd Floor Apartment
- Lift
- Naturally bright home
- One assigned, underground car space
- Fitted wardrobes in bedrooms
- Adjacent to UCD, Dundrum, Sandyford and Goatstown
- Wired for alarm
- Bath - tub in the en-suite
- GFCH



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Viewing: **By prior appointment**  
Negotiator: **Siobhan Lynam MRICS**

9 The Concourse, Roebuck Hill, Clonskeagh, Dublin 14  
For Sale By Private Treaty  
Asking Price €340,000

Lynam Auctioneers are excited to announce the availability of #9 The Concourse to the market.

Situated in the highly sought after Roebuck Hill Apartment complex, on the second floor, this home is sure to suit and excite both owner occupiers and investors alike given its accessible location to UCD, Dublin City Centre, Dundrum, Sandyford and Goatstown. The home is within easy reach of various bus routes and the Luas is within a manageable distance. The N11 and M50 are also close by.

Accommodation includes 2 x large double bedrooms one of which is en-suite that includes a bath tub, a main bathroom, a large light filled living room and dining quarters and a kitchen that is larger than most competing apartments as well as storage off the hallway. The apartment complex was construction approximately 12 years ago.

There is access to a private balcony. There is one assigned car space available with the apartment.

## ACCOMMODATION

### Hallway

Well-proportioned hallway with carpeted floor and access to a storage cupboard and hot press.

### Living Room: 6.2m x 3.3m on average with wider area measuring 6.2m x 4.7m.

Naturally bright living room with bay window and access to private balcony with carpeted floor. The kitchen and dining quarters are accessed through sliding partitioning doors...

### Kitchen /Dining Quarters: 4.6m x 2.1m

Excellent proportioned with integrated appliances, tiled floor and window

### Guest WC: 2.1m x 1.6m

Fully tiled around shower cubicle, part tiled wall and large part surround mirror which bounces light throughout

### Master Bedroom: 3.7m x 3.3m

Large bright bedroom with surround wardrobes, window, TV point and carpeted

### En Suite: 2.15m x 1.7m

Tiled around Bath tub and shower, tiled floor

### Bedroom 2: 3.7m x 2.7m

Double bedroom with built in ward robes, window and carpeted floor.

Management fee is approx. €2,215 per annum, subject to review annually.

