



NO. 14 BROOKFIELD ROAD

KILMAINHAM | DUBLIN 8 | D08 NX0K





FOR SALE BY PRIVATE TREATY

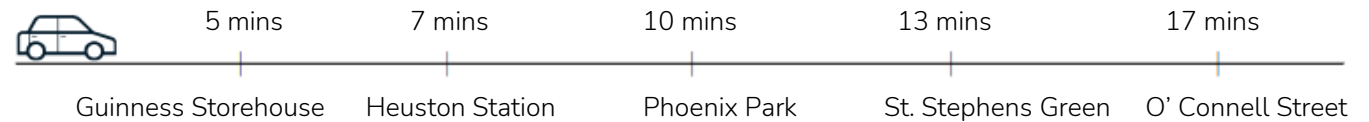
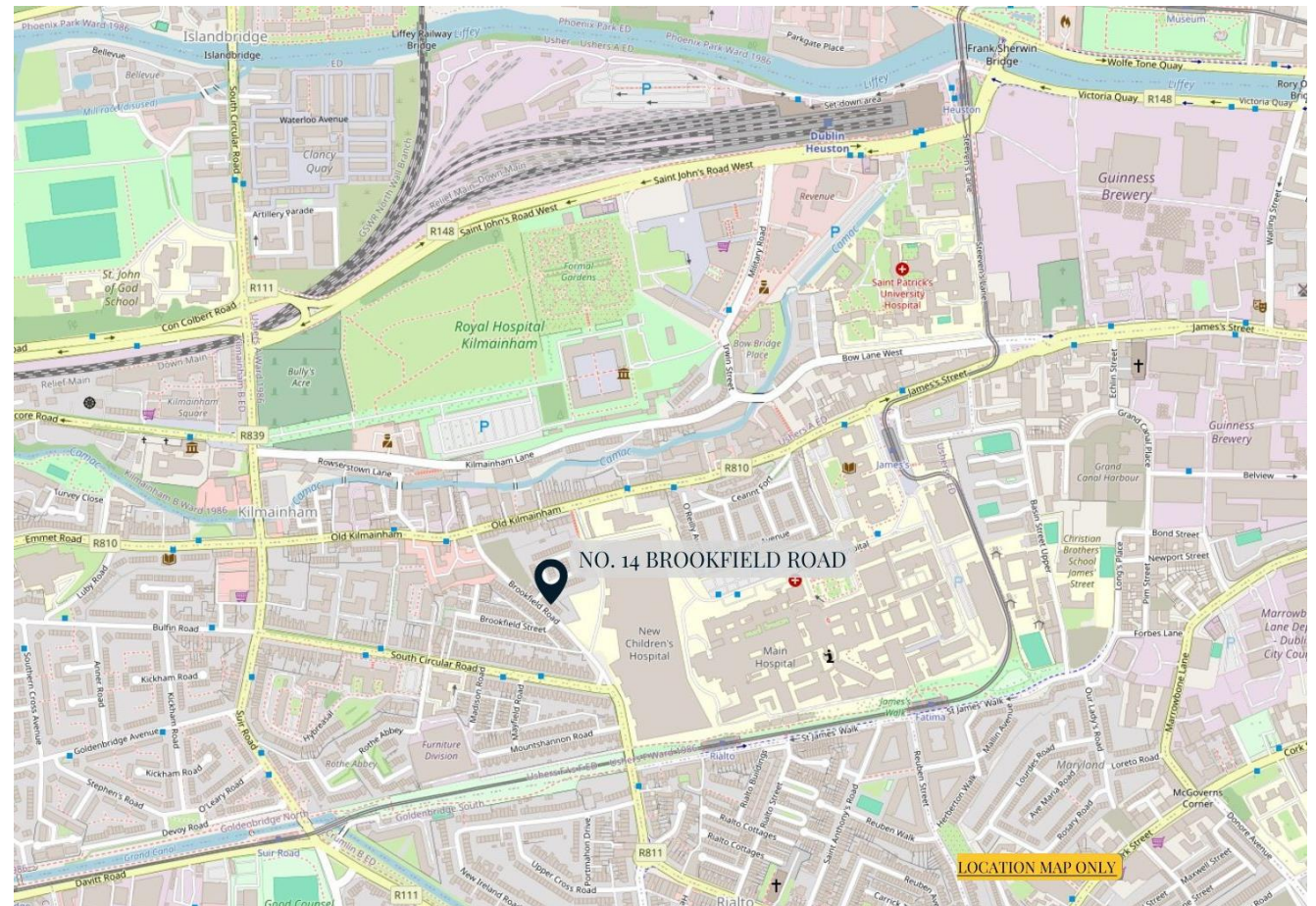
# LOCATION

The location of **No. 14 Brookfield Road** could not be more convenient, positioned in a quiet enclave off the South Circular Road and with a host of amenities within Kilmainham, South Circular Road, Rialto, Portobello and Dublin City Centre all within walking distance.

The Luas Red Line at Rialto and St. James's is within a short stroll & numerous Dublin Bus routes through Kilmainham provide direct access to Dublin City Centre & further afield.

The newly constructed Children's Hospital (nearing completion) is positioned within 500 metres and also within a pleasant stroll are the Royal Hospital Kilmainham Gardens, Phoenix Park and a host of cafes, restaurants, bars & shops.

Excellent primary and secondary schools are within walking distance & Heuston Station is also within close proximity.







# DESCRIPTION

The property comprises of an attractive Edwardian family home positioned in this highly sought after and convenient Dublin 8 location. Constructed circa 1905, this charming property is sure to appeal to those seeking a home with character and style.

Measuring approx. 71 sq. m / 762 sq. ft, this attractive home offers flexible and practical accommodation which briefly comprises; entrance hall, interconnecting reception rooms, kitchen, utility and bathroom.

Upstairs there are two bedrooms & an attic Room, off the kitchen there is a private rear walled garden.











# ACCOMMODATION

## GROUND FLOOR:

Hall:  
Living/ Dining Room: 6.60 x 4.07 (Max)    Open plan. Brick fireplace.  
Kitchen: 4.07 x 2.75    Fully fitted modern kitchen units.  
Utility/ Bathroom: 3.90 x 1.58    Double doors to gardens.  
Newly fitted with bath, WC,  
WHB, shower fully tiled.

## FIRST FLOOR:

Bedroom 1: 3.95 x 3.16    With built-in Wardrobes.  
Bedroom 2: 3.24 x 3.24  
Attic Area: 3.24 x 2.00













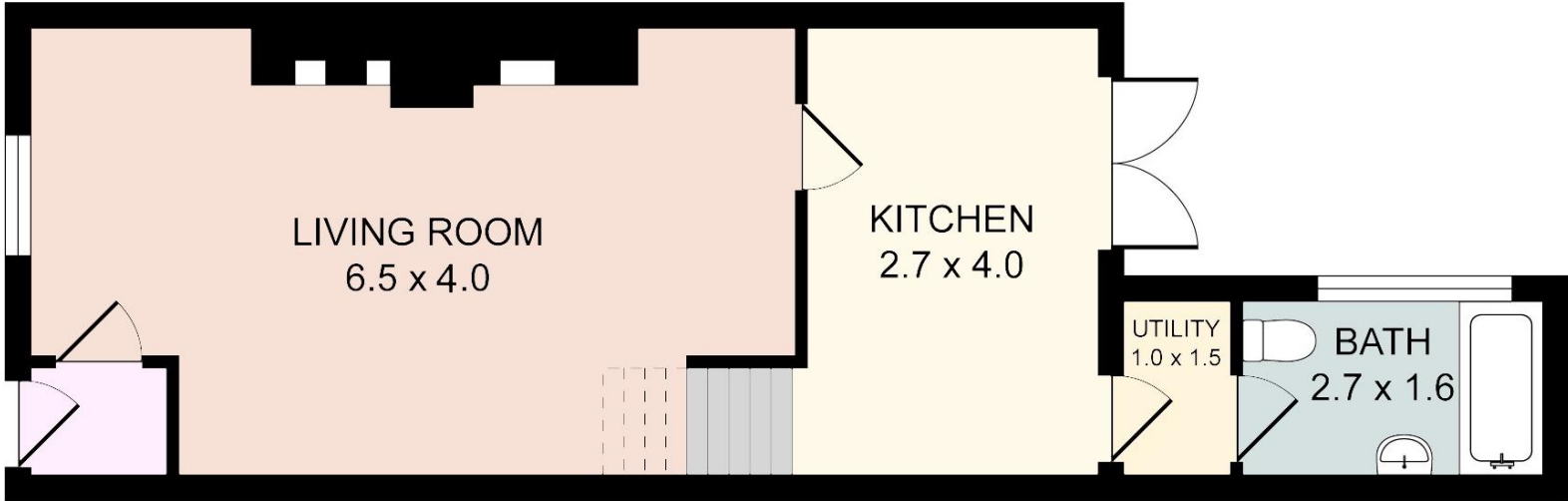
# OUTSIDE

Front Garden | Rear Patio Gardens





# FLOORPLANS



GROUND FLOOR PLAN

\*For Illustration Purposed Only. Not to scale.



FIRST FLOOR PLAN

\*For Illustration Purposed Only. Not to scale.



**VIEWING:**

**By Appointment Only**

**PRICE REGION: €489,000**

**BER: E1 (117767731)**

**SELLING AGENT:**

**J.P. & M. Doyle**

105 Terenure Road East,  
Dublin 6,  
D06 X029.

**CONTACT US**

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