

## 2 RADCLIFF HALL

St. John's Road, Sandymount, Dublin 4



Superb Dublin 4 Location

BER C2

Large three bedroom upper ground floor apartment in convenient location close to all the amenities of Sandymount, Ballsbridge and City Centre







## THE PROPERTY

- No. 2 Radcliff Hall is a three bedroom upper ground floor apartment in a brick-fronted secure modern development located on St. John's Road just off Park Avenue, close to the DART station and a short stroll to the Intercontinental Hotel, the R.D.S., Herbert Park and the villages of Sandymount & Ballsbridge.
- There are numerous amenities within easy reach, including shops, restaurants, cafes, churches, schools, colleges, hospitals, and also leisure and sports facilities, parks and walkways.
- Accommodation comprises a large living / dining room, fitted kitchen, three bedrooms (master with en-suite) and a bathroom. It has a floor area of 108 sq.m / 1,163 sq.ft.

## ACCOMMODATION SCHEDULE

**Hallway:** with storage

**Living/Dining Room:** 6.16m x 5.74m  
Bright room with bay window

**Kitchen:** 3.73m x 2.64m Kitchen with a full range of presses and built-in appliances.

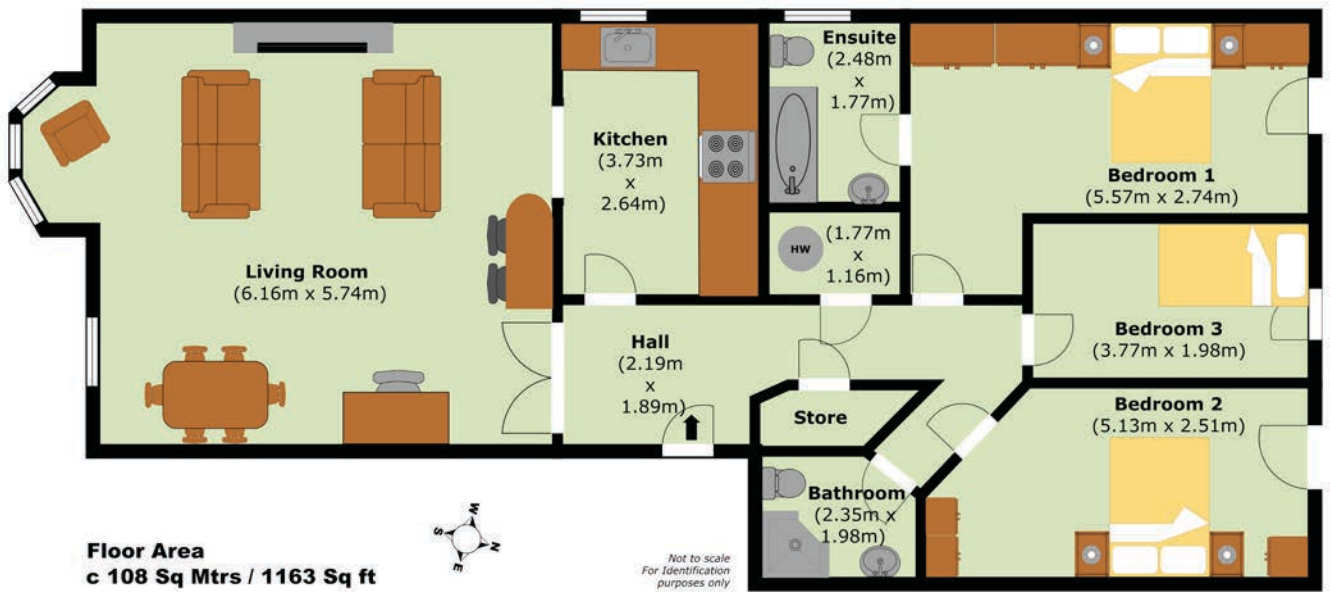
**Bedroom 1:** 5.57m x 2.74m En-suite bathroom and built-in wardrobes

**Bedroom 2:** 5.13m x 2.51m Built-in wardrobes

**Bedroom 3:** 3.77m x 1.98m

**Bathroom:** 2.35m x 1.98m Tiled with quality sanitary ware









Scan for Google Maps



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## LOCATION MAP

## SERVICE CHARGE:

Currently €3,412.69 per annum

## TERMS:

For Sale by Private Treaty

## VIEWING:

Strictly by appointment

## BER Details:

BER C2

BER No. 109064576

Energy Performance Indicator: 178.83 kWh/m<sup>2</sup>/yr

## FOR MORTGAGE ADVICE CONTACT:



01 676 3654  
www.irishmortgage.ie



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