



247 JOHN HOGAN HOUSE

Loreto Abbey, Grange Road, Rathfarnham, Dublin 14,
D14PC04



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78.5 sq.m



(01) 490 3201



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

The property is situated in one of South Dublin most sought after apartment complexes, within walking distance of Rathfarnham Village with superb shopping and leisure facilities. Excellent public transport is found on the doorstep of this apartment on the Grange Road that hosts an array of Dublin bus routes – 16, 61, 17 & 75, covering the City Centre and the surrounding Dublin areas. Along with fantastic schools and childcare within easy access, Marlay and St. Enda`s Parks are great public amenities offering wonderful walks and open green spaces. A selection of shopping facilities are also readily accessible including Dundrum Town Centre, Nutgrove and Rathfarnham Shopping Centres. The M50 and City Centre are within easy commuting distance.

DESCRIPTION:

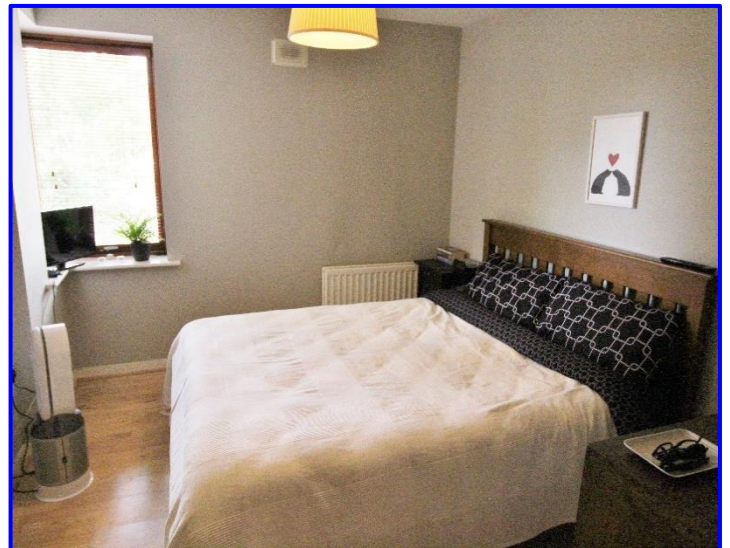
This stunning and spacious, brick fronted two bedroom, first floor apartment is situated off the Grange Road in Rathfarnham and was built in 2004. Extending to c.78.5 sq.m./845 sq. ft. with a balcony of c.4.64sq.m./50 sq.ft., the property is located to the rear of the complex, surrounded by the quiet and picturesque grounds of Loreto Abbey, in a low rise part of the development. Entered through secure doors and located on the 1st floor, the accommodation briefly comprises of an entrance hallway with alarm, large storage closets, Hot-press /Utility plumbed for washing machine, A large open plan living area and Dining area leading to balcony and separate kitchen complete fitted floor and wall unit with marble work top ,dishwasher, fridge freezer and oven, hob & extractor fan. There are 2 large double bedrooms, both with built-in-wardrobes and master ensuite . There is also a main bathroom with w.c, sink and Bath/shower.

ACCOMMODATION:

<u>Entrance</u>	4.34m (14'3") x 1.1m (3'7")	Features Wide Plank Maplewood Flooring, Recessed Ceiling Lighting, Intercom & Alarm Panel.
<u>Closet/Storage Room</u>	1.49m (4'11") x 1.26m (4'2")	Features Storage Shelving & Maplewood Flooring.
<u>Inner Hall</u>	3.42m (11'3") x 1.23m (4'0")	Features Wide Plank Maplewood Flooring & Recessed Ceiling Lighting
<u>Hot Press/ Utility</u>		Plumbed for Washing Machine



<u>Bathroom</u>	2.79m (9'2") x 1.76m (5'9")	Features Bath with Shower Attachment, W.C., W.H.B. with Inset Mirror, Tiled Flooring & Bath.
<u>Living/Dining Room</u>	5.61m (18'5") x 4.04m (13'3")	Wide Plank Maplewood Flooring, T.V. Point & Door to Balcony
<u>Kitchen</u>	3.13m (10'3") x 2.56m (8'5")	Features Flooring and Wall Storage Units with Marble Worktop, Sink Unit, Stainless Steel Extractor Hood, Oven, Hob, Plumbed for Dishwasher, Wide Plank Maplewood Flooring.
<u>Bedroom (Master)</u> <i>(L-Shaped)</i>	3.3m (10'10") x 3m (9'10") + 1.61m (5'3") x 1.2m (3'11")	Features Fitted Wardrobes & Maplewood Flooring, T.V. Point
- En-suite	3.47m (11'5") x 1.39m (4'7")	W.C., W.H.B., Power Shower, Tiled Flooring & Shower
Bedroom 2	4.04m (13'3") Max x 2.72m (8'11")	Features Fitted Wardrobes & Maplewood Flooring

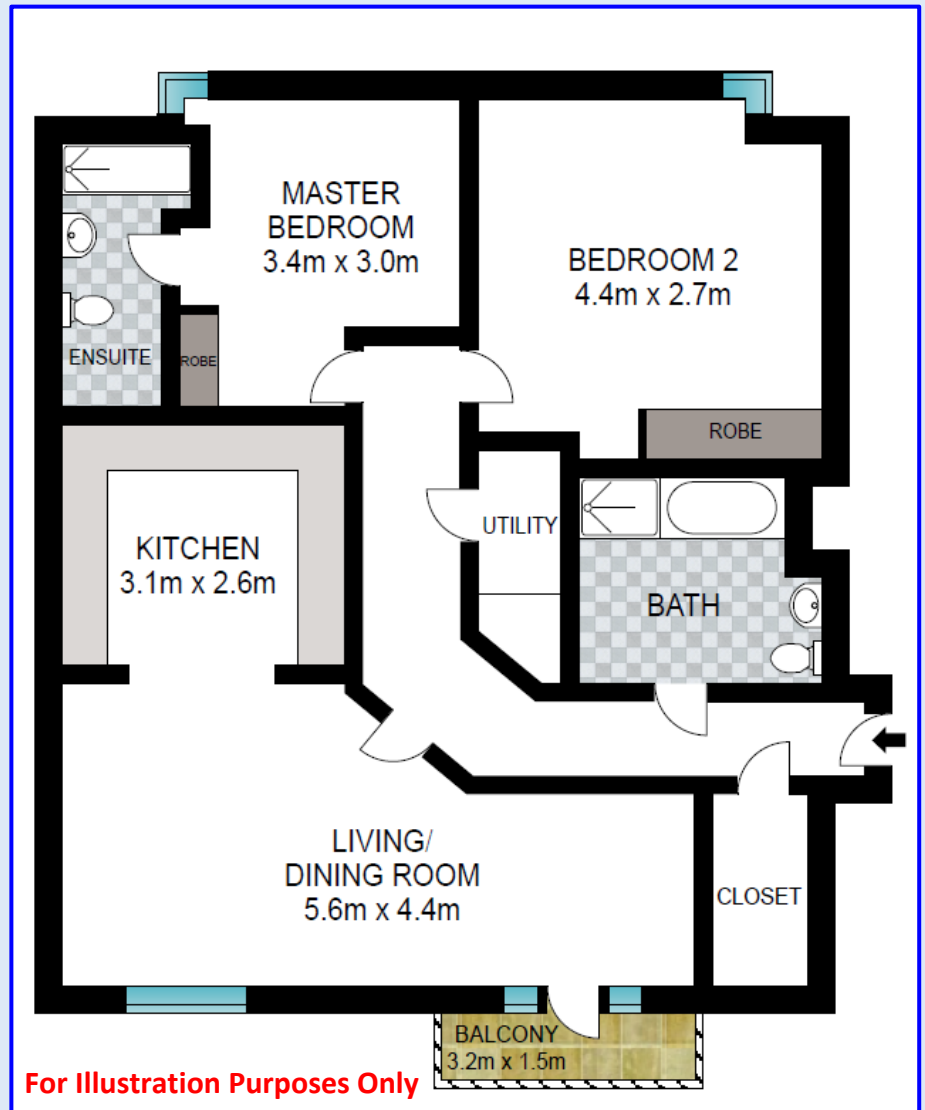


Outside:

- Underground Car Parking
- Communal Landscaped Gardens
- Artificial Pond with Bridge
- West Facing Balcony:
3.17m (10'5") x 1.46m (4'9")

Services & Features:

- Gas Fired Central Heating
- Double Glazed Window
- Underground Car Parking
- Lift
- E.S.B , Mains Water & Sewage
- Fitted Wardrobes
- Wood Flooring Throughout
- Alarm & Intercom
- Communal Private Gardens



VIEWING:

BY APPOINTMENT ONLY

BER:

C2 (107044760)

PRICE REGION:

€345,000



JP&M
DOYLE

Established. 1952

105 Terenure Road East, Dublin 6, D06 XD29.

t: (01) 490 3201

f: (01) 490 7292

e: enquiries@jpmdoyle.ie

PSRA Licence: 002264

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