



**WYSE**

**01-6470600**

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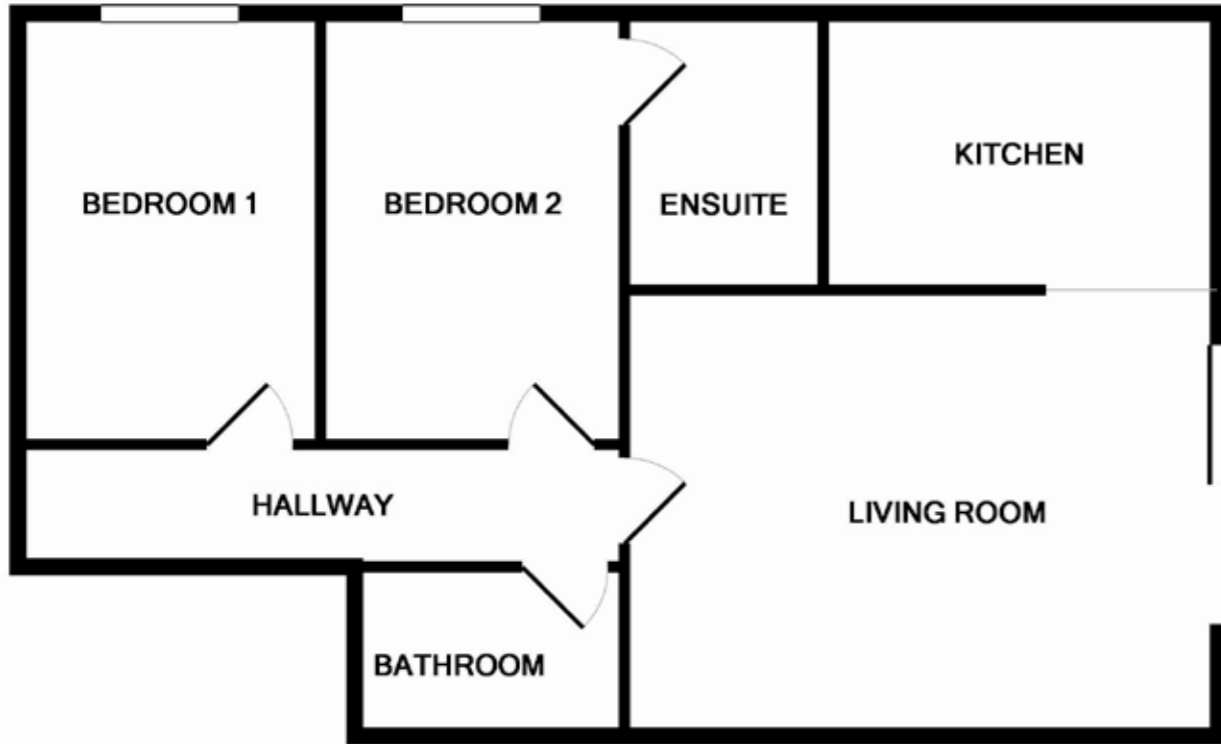
**PSRA licence No: 1347**

FOR SALE BY PRIVATE TREATY

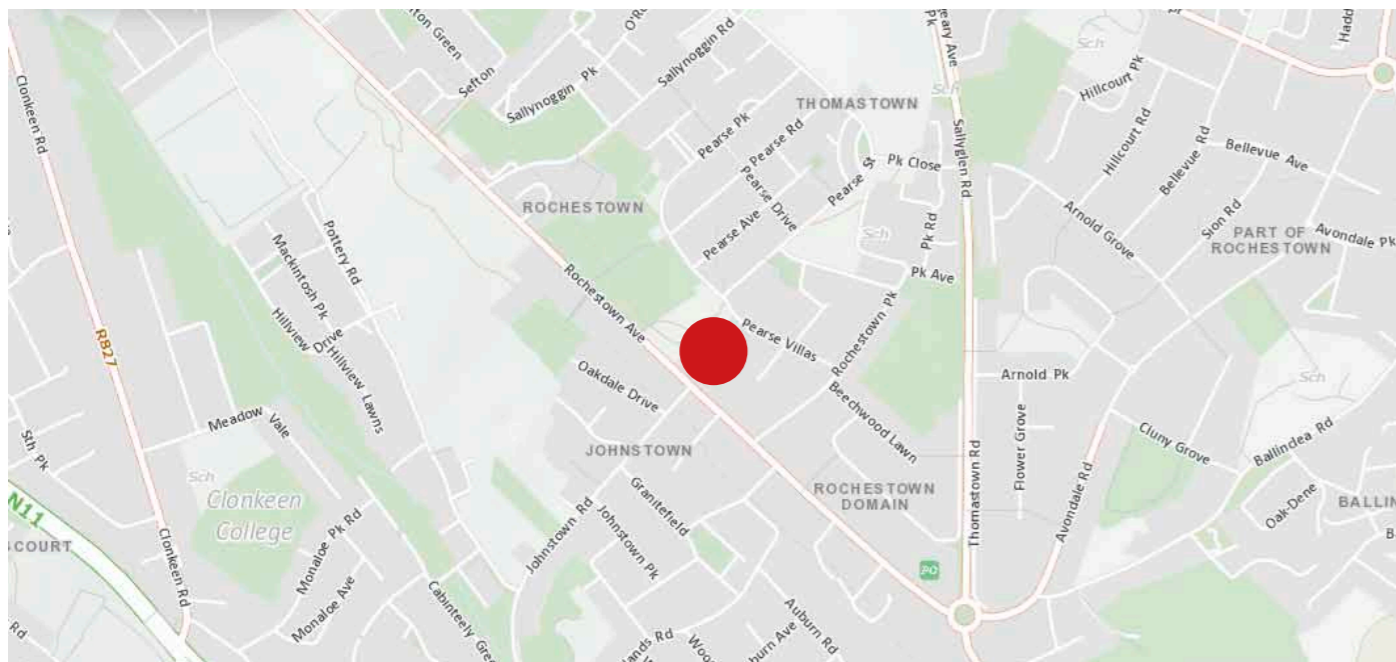
**4 EAGLEWOOD,  
ROCHESTOWN AVENUE,  
DUN LAOGHAIRE,  
CO. DUBLIN.**



**Asking Price: €275,000**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**FLOOR AREA: 72 sqm (775 sqft)**

**BER: C2 (101797454)**

**VIEWING BY APPOINTMENT ONLY**

**CONTACT:**

**NEIL GALLAGHER**

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## DESCRIPTION

WYSE are delighted to present to the market this bright and spacious two bedroom apartment, situated in this exclusive development just off Rochestown Avenue.

The accommodation briefly comprises; entrance hall, well-appointed living room with feature fireplace and interconnecting fitted kitchen, two double bedrooms (one ensuite) and a main bathroom. The apartment sits at ground floor level and so is easily accessible through either the main communal entrance or the private patio door to the rear.

## LOCATION

Eaglewood is within easy reach of Killiney, Dun Laoghaire and Sandycove. Each boasts an array of cafes, restaurants and shopping centres.

The property is only a short distance to the N11 and M50 providing easy access to the city centre and beyond. Dublin Bus services the immediate area and the property benefits from a stop at the front of the apartments.

Viewing of this property comes highly advised!

## FEATURES

- Service Charge: €2,020.01 p.a.
- Spacious two bed apartment
- Open-plan living
- Communal Parking
- Gas fired central heating
- Secure, private development

## ACCOMMODATION

**Livingroom** 5.85m (19'2") x 3.91m (12'10")  
Wooden floor, sliding door to patio.

**Kitchen** 2.65m (8'8") x 3.45m (11'4")  
Builtin kitchen, wooden floor

**Bedroom 1** 3.56m (11'8") x 2.65m (8'8")  
Wooden floor, ensuite, builtin wardrobe

**Ensuite** 2.43m (8'0") x 1.77m (5'10")  
Shower, WC, WHB, tiled

**Bedroom 2** 3.77m (12'4") x 2.64m (8'8")  
Wooden floor, builtin wardrobe

**Bathroom** 2.31m (7'7") x 1.94m (6'4")  
Shower over bath, WC, WHB, tiled

