

If you are considering selling please call us today:
For a Free Valuation:
T: 01 531 3939



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For Sale by Private Treaty



30 Pakenham House, Patrick Street, Dublin 8.

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For Sale by Private Treaty

30 Pakenham House, Patrick Street, Dublin 8.



Allen & Jacobs is delighted to present this top floor apartment providing well laid out accommodation of c.39sq/419sqft. The apartment is presented in excellent condition throughout and would be ideal for both an owner occupier or as an excellent investment opportunity. The property benefits from both its location in the development overlooking the well maintained courtyard and the south west facing balcony.

Ideally located in this well-maintained development beside St. Patricks Cathedral and surrounded by a host of amenities; including both DIT Aungier Street & St Kevin's Street, TCD, an array of cafes & award winning restaurants and public transport (including numerous bus route & LUAS stations). St Stephens Green and Grafton Street are within a 10 minute walk.

Accommodation briefly comprises entrance hall, kitchen, large living room with south west facing balcony, a double bedroom and large family bathroom.

At A Glance

- Adjacent to St Patricks Cathedral
- Presented in excellent condition throughout
- 5 minutes-walk to Green LUAS stop
- Spacious accommodation c.39sq/419sqft
- Spacious accommodation c.39sq/419sqft
- Lift
- Intercom
- Cable TV, phone & internet connection available
- Minutes from city centre



Viewing

Strictly by prior appointment only with sole agents
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Dublin 8
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Negotiator

Robert Allen

Notes:

Accommodation

Entrance Hall:

Semi solid wood Floor, Alarm, intercom, storage press.

Living room: 4.10m x 3.23m

Semi solid wood floor, Sliding doors, TV & phone point.

Kitchen: 2.19m x 1.78m

Fully fitted eye & floor press units, stainless steel sink unit, tiled floor, tiled splash back, washing machine & electric oven, hob & extractor fan.

Bedroom: 4.15m x 2.91m

Fitted double wardrobe

Bathroom: 2.09m x 1.69m

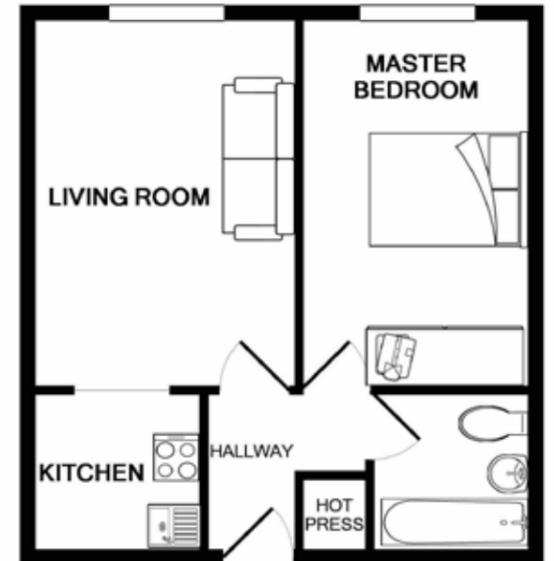
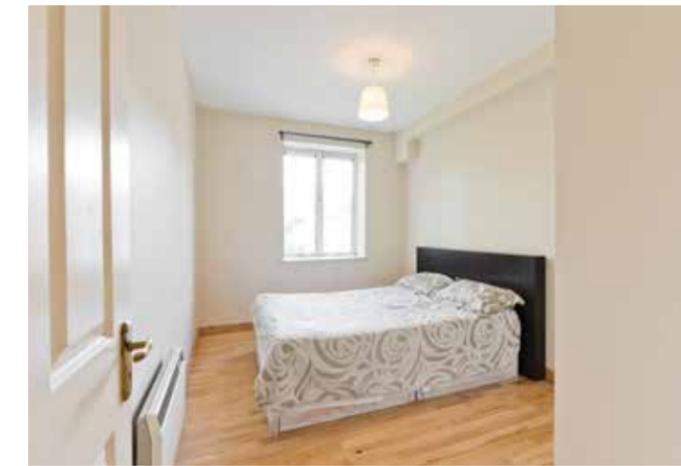
Fully tiled, 3 piece suite, Bath.

Roof Garden:

Seated area with views of overlooking St. Patricks Cathedral and the City Centre

Service Charge:

We are informed that the current service charge is €1,260 per annum.



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