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11 Roebuck Castle
Clonsilla
Dublin 14

BER D1

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11 Roebuck Castle, Clonskeagh, Dublin 14



A beautifully presented and extended 3 bed townhouse nestled in the heart of this exclusive and highly sought after estate of homes off the Roebuck Road. The location is second to none with every conceivable amenity within easy reach including Clonskeagh, Stillorgan and Dundrum Villages with their extensive range of shopping facilities, restaurants and bars. Many of Dublin's finest schools and colleges are closeby including Blackrock, St. Andrews, Mount Anville and UCD to name but a few. Public transport is extremely well catered for with the Quality Bus Corridor and The LUAS station within walking distance making the short commute to the city centre all the easier.

The recently refurbished and extended accommodation spanning c.1100 sq.ft (c.102 sq.m) is bright and extremely well presented throughout and briefly comprises: entrance hall, kitchen / breakfastroom livingroom, familyroom, 3 bedrooms, guest w.c. and bathroom. The property is further complemented by a 25 ft decked area to the rear. To the front there is ample off street parking.

FEATURES

- Small cul de sac
- Well respected residential estate
- Substantially extended to rear
- Walking distance of bus routes and UCD
- Gas fired central heating
- Fully double glazed

BER DETAILS

BER: D1
BER No. 101587657
Energy Performance Indicator:
259.9 kWh/m²/yr

ACCOMMODATION

Entrance Hall 4.35m X 1.75m
With accommodation off and stairs to first floor level. Guest cloakroom with wc & whb.

Livingroom 4.17m X 3.15m
Front facing reception room with bay window, timber floors, coving to ceiling and recessed lighting. Double doors leading to.....

Kitchen 5m X 3.35m
Kitchen / Breakfastroom with central island, tiled floors, recessed lighting and an abundance of floor and eye level fitted units.

Familyroom 4.5m X 4.85m
Rear facing reception room overlooking the garden and with double doors leading to same. Vaulted ceilings with Velux roof windows.

Landing
With accommodation off.

Bedroom 1 - 3.3m X 3.2m
Rear facing double bedroom with fitted wardrobes.

Bedroom 2 - 3.9m X 2.8m
Front facing double bedroom with fitted wardrobes.

Bedroom 3 - 2.7m X 2.21m
Front facing bedroom.

Bathroom 2.35m X 1.75m
Bath with Mira event shower, wc & whb.

Outside: Front garden with off street parking and planted beds. Rear garden fully decked and walled in.

Negotiator Brian Dempsey, DNG Stillorgan
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