



If you are considering selling please call us today:

For a Free Valuation:

**T: 01 531 3939**



Ordnance Survey Ireland Licence No. AU 0066518  
PSRA No. 002964 (licence)

Allen & Jacobs Estates 107 Fosters Avenue, Mt. Merrion, Co. Dublin  
T: +353 | 2100 360 F: +353 | 2789 494 info@allenandjacobs.ie www.allenandjacobs.ie



For Sale by Private Treaty



29 St. Patrick's Court, Clanbrassil Street, Dublin 8

The above particulars are issued by Allen & Jacobs on the understanding that all negotiations are conducted through them. Every care is taken in preparing these particulars which are for guidance purposes only and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary planning permissions for use and occupation are given in good faith and are believed to be correct. The firm do not hold themselves liable for any inaccuracies and intending purchasers or tenants should not rely on them as statements or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

## For Sale by Private Treaty

# 29 St. Patrick's Court, Clanbrassil Street, Dublin 8



Allen & Jacobs is delighted to bring to the market this lovely newly decorated third floor apartment. Presented in excellent condition with bright well laid out accommodation c.44sqm/484sqft. Other features include: large kitchen/dining room, good storage and a sunny westerly orientated sit out balcony facing into a quiet courtyard.

St. Patrick's Court is a very well-maintained development with onsite caretaker and situated beside Portobello. The location is extremely convenient to a host of amenities, including schools, colleges, parks, restaurants, cafes, shops, public transport and within an easy walk to St. Stephen's Green and Grafton Street. There are numerous bus routes nearby and both the green & red LUAS lines are within easy reach. Ideal for those looking for an excellent centrally located home or investment with good rental return.

Accommodation briefly comprises: entrance hall, storage press, living room, kitchen/dining, double bedroom and bathroom.

Viewing highly recommended.

### At A Glance

- Presented in excellent condition (newly decorated)
- Westerly orientated sit out patio garden
- Facing into courtyard
- Large kitchen/dining area
- Communal roof terrace
- Onsite caretaker
- Lift
- Wired for alarm
- Pumped shower
- Double glazed windows
- Intercom
- Bike shed
- Central courtyard
- TV, internet & phone connection available
- Beside Portobello
- Easy walk to both green & red LUAS lines
- Easy walk to Grafton Street & St. Stephen's Green
- Close Christchurch Cathedral



### Viewing

Strictly by prior appointment with sole selling agents Allen & Jacobs (City Office)  
78-81 Clanbrassil Street Lower, Dublin 8.  
T: 01 531 3939 | F: 01 531 3553  
E: [city@allenandjacobs.ie](mailto:city@allenandjacobs.ie)

### Negotiator

Robert Allen

### Notes:

### Accommodation

#### Entrance hall

Large storage press, intercom

#### Living: 3.86 x 3.56

Door to patio, tv point

#### Balcony: 3.11 x 1.13

Sit out with westerly orientation

#### Kitchen/dining area: 3.83 x 2.65

Fitted eye & floor level press units, stainless steel sink unit, tiled floor, tiled splashback, electric oven, hob, extractor fan, washing machine, fridge, freezer, tiled floor, large storage/airing cupboard

#### Bedroom: 3.68 x 2.88

Fitted wardrobe

#### Bathroom

Fitted bath with shower attachment, pedestal whb, wc, extractor fan, fitted mirror, fully tiled floor, part tiled walls, electric blow heater

### Service Charge:

We are informed that the current service charge is €1,360 per annum.

