



If you are considering selling please call us today:
For a Free Valuation:
T: 01 2100 360



Ordnance Survey Ireland Licence No. AU 0066515
 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



13 Roebuck Castle, Roebuck Road, Clonskeagh, Dublin 14.

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

13 Roebuck Castle, Roebuck Road, Clonskeagh, Dublin 14.



Allen & Jacobs is delighted to present this impressive bay windowed semi-detached residence overlooking a tranquil mature green area in this popular development. The property has had a sympathetic double extension added to the side, creating generous well-proportioned accommodation throughout spanning c.156sqm/1,679sqft. The property is presented in excellent condition throughout and provides many notable features, including, extensive use of solid beech timber floors throughout, shaker style kitchen and extremely spacious master bedroom. The bedroom accommodation is very versatile with an original 6 bedroom layout having being converted into a current 4-bedroom setup. There is also planning permission (lapsed) to add additional living space by building a c.30sqm/323sqft single storey extension to the side.

Roebuck Castle is a delightful development, just off Roebuck Road, which has abundance of mature green areas and usage of communal tennis courts for residents. There is abundance of amenities surrounding, including schools, colleges, parks, restaurants, shops, public transport and it is within easy reach of the city centre.

The accommodation briefly comprises porch, entrance hall, guest toilet, living room, dining room, kitchen, breakfast area, family room, utility room. Upstairs are 4/5 bedrooms (1 en suite) and a spacious bathroom.

A lovely family home with versatile accommodation-viewing highly recommended.

At A Glance

- Sympathetic two storey extension added to the side
- Presented in excellent condition
- Planning permission granted (lapsed) for addition c.30sqm/323sqft to side
- Lovely outlook over mature open green area
- Access to communal tennis court
- Light filled accommodation c.156sqm/1679sqft
- Extensive use of solid beech timber floors
- uPVC double glazed windows
- GFCH
- Balcony
- Guest toilet
- Two attic storage areas
- Sunny westerly rear garden
- Side Garden
- Ample Off Street Parking
- Two Attic Storage Areas
- Alarm
- Phone & TV Points

Negotiator

Gary Jacobs MIAVI MSCSI



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
t : 2100360 f : 2789494
e : info@allenandjacobs.ie
w : allenandjacobs.ie

Notes:

Accommodation

Entrance Porch: Alarm panel

Hall: Attractive solid beech timber floor; thermostat, phone point.

Guest Toilet: Whb, wc, tiled floor.

Living Room: 5.33 x 3.49 Feature marble fire place and hearth with fitted coal effect gas fire, ceiling cornicing, recessed lighting, TV point, phone point.

Dining Room: 3.57 x 2.69 Recessed lighting, corner coving, sliding door to garden.

Kitchen: 3.57 x 2.60 Attractive shaker style beech press units, stainless steel sink unit with drainer "Aniston" gas hob, " Zanussi" electric double oven, dish washer.

Breakfast Area: 3.50 x 2.33 (into bay window) Attractive solid beech timber floors, phone point, sliding door to garden

Family Room: 4.79 x 3.16 Attractive solid beech floor, TV point, ceiling cornicing, recessed lighting, feature flu less gas fire.

Utility: 2.09 x 1.65 Stainless steel sink unit with drainer; washing machine, dryer; door to garden

Upstairs

Landing: Access to attic via pull down ladder; storage cupboard

Bedroom 1: (Master Front) 4.42 x 3.9 Wall to wall built in wardrobes and mirrored slide robes, phone point, alarm, recessed lighting, ceiling coving, door to shower room

Shower Room: 3.29 x 2.70 Feature glass double shower cubicle with chrome waterfall shower head, attractive whb with walnut timber storage unit underneath, fully tiled walls and floor; recessed lighting, extractor fan, shaving socket, 2 velux roof lights.

Bedroom 2 (Rear) 5.35 x 3.29 Fitted double wardrobe with overhead storage, recessed lighting

Bedroom 3 (Side) 3.07 x 2.20 Stained timber floor.

En suite Tiled shower cubicle, pedestal whb, wc, fully tiled floor; built in storage wardrobe

Bedroom 4 3.07 x 3.9 Stained timber floors, timber panelled ceiling, ceiling coving, phone point

Outside

To the front is a walled garden with lawn & hedging and off street parking. To the rear is a westerly facing garden with lawn, planted borders and large sit out patio area.

