



5 OAKLANDS
CRESENT
RATHGAR
DUBLIN 6

FOR SALE BY PRIVATE TREATY

2 Bedroom, 2 Bathroom,
First Floor Apartment, c. 69 sq m

01 496 7954

AMV € 365,000

BER E2

#104672613

Hopkins Ward are delighted to present 5, Oaklands Crescent to the sales market. Located in one of the most sought after areas in South Dublin this modern 2 bedroom, 2 bathroom, 1st floor apartment is a must view.

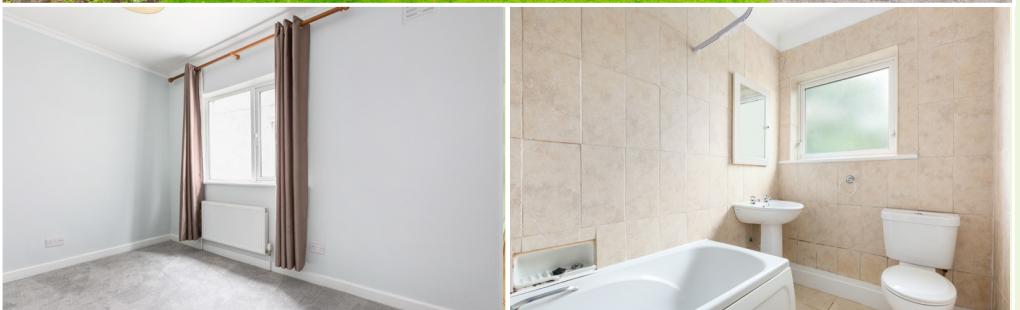
On entering the property, one is immediately struck by the decor and natural light. In our opinion, one of the many unique selling points of 5 Oaklands Crescent, is that it benefits from triple aspect light and the living space is South Easterly in orientation.

Accommodation is measuring c 68 sq.m and includes 2 x double bedrooms, master bedroom complete with en suite, master bathroom, living room/dining room and separate kitchen. Both bathrooms and kitchen area are tastefully tiled and decorated.

Double glazed windows, GFCH and the addition of a solid fuel open fire make for a comfortable and cosy apartment.

A further 2 unique and important selling points of 5 Oaklands Crescent are: A private rear garden and a private garage space

Very rarely in apartment living in Dublin would the home benefit from either of the above and in this case the apartment boasts both. The garden is ideal for the budding Dermot Gavin, the flower/vegetable growing enthusiast or those who just wish to enjoy a BBQ and a nice glass of Rioja in the evening sun.





Oaklands Crescent also offers each of its residents their own garage. Be it for additional storage, camping enthusiasts with a large amount of gear or for the storage of a suitably sized car, this garage is both a rarity and will be appealing to the discerning purchaser.

Rathgar is a great South City Suburb with all local amenities on your doorstep. Rathgar village boasts a variety of shops and stores including delis, SuperValu, restaurants, Wine Stores and pharmacies. The GREEN LUAS line at Cowper is within a 15 minute walk of the apartment.



FLOOR PLANS AND DIMENSIONS

5 OAKLANDS CRESENT, RATHGAR, DUBLIN 6.



Living Room: 4.5m x 3.9m

Large living space with open fire and South Easterly aspect from the large window

Kitchen : 3.9m x 2m

Separate designated kitchen space which is flooded in natural light

Master Bathroom: 2.8m x 1.6 m

Fully tiled floors and walls with bath, wc, whb & extractor fan.

Master bedroom: 3.9m x 3.9m

Large double bedroom. Fully carpeted. Double built-in wardrobes.

En Suite Bathroom:

Fully tiled en suite shower room adjacent to the master bedroom

Bedroom 2: 3.8m x 2.3m

Large double bedroom, fully carpeted.



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