



TO LET

# 3 Stephens Road

Dublin 8, D08 T2W8



3



1



78.4 sq.m



(01) 490 3201



[www.jpmdoyle.ie](http://www.jpmdoyle.ie)



## **LOCATION**

3 Stephens Road is ideally situated equidistant to Kilmainham and Inchicore villages. These have extensive amenities to offer including shops, schools, churches, restaurants and public houses. In addition, there are good bus routes and the red Luas Line (c. 2/3 minutes away). St. James' Hospital, NCH (New National Children's Hospital), IMMA (Irish Museum of Modern Art), Historical Kilmainham Gaol, Heuston Station and the Phoenix Park are all in the immediate area.

## **DESCRIPTION**

This is a fine three bedroom mid-terrace property. It extends to c. 78.4 sq.m/844sq.ft and comprises of an entrance hallway, living room, breakfast room, kitchen, shower room, toilet upstairs, and three bedrooms (one with a shower room).



## **ACCOMODATION**

Entrance Hallway: 1.62m x 4.59m *with under stairs storage & hot-press*  
Livingroom: 4.56m x 2.95m  
Breakfast Room: 4.62m x 2.39m  
Kitchen: 2.51m x 2.73m  
Shower Room: 1.85m x 1.04m *with shower cubicle & W.h.b*  
Toilet: 0.83m x 1.37m *W.c*

### **Upstairs:**

Bedroom 1: 3.81m x 3.14m *feature newly refurbished shower room fully tiled with electric Triton T80Z shower & W.h.b*  
Bedroom 2: 3.63m x 2.44m  
Bedroom 3: 2.24m x 2.8m

### **Outside:**

Off street parking to the front  
Rear yard





## **SERVICES:**

- E.S.B
- Gas Fired Central Heating
- Main Water & Sewage



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**C3 (111141305)**

**PRICE REGION:**

**€2,200 PER CALANDER MONTH**



**JP&M**  
**DOYLE**

Established, 1952

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**PSRA Licence: 002264**

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