



If you are considering selling please call us today:

For a Free Valuation:

T: 01 2100 360



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

Allen & Jacobs (City Office), 78-81 Clanbrassil Street Lower, Dublin 8.
T: +353 1 531 3939 F: +353 1 531 3553 city@allenandjacobs.ie www.allenandjacobs.ie



For Sale by Private Treaty



4 Rosedale, Inchicore, 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

4 Rosedale, Inchicore, Dublin 8.



Allen & Jacobs is delighted to present this lovely terraced residence which is presented in immaculate condition throughout. Benefitting from well-proportioned accommodation c.104sqm/1,120sqft which is laid out over 3 levels and provides three double bedrooms (one with newly fitted contemporary en suite) and extensive use of timber floors. Other features include; designated & visitor parking, study, viewing platform overlooking Camac river and a secluded c.8m sunny garden to the rear.

Situated in the heart of Inchicore village with its range of local shops, restaurants, bars, parks and close to the M50 giving access to all national routes. The Luas red line Blackhorse station in only minutes' walk away giving easy access into the city centre & surrounding areas with the interconnecting cross city service having recently opened.

Accommodation briefly comprises; entrance hall, kitchen/breakfast room, living room, three double bedrooms (one en suite), study/attic room and main bathroom.

Ideal for those looking for an excellent centrally located city pad or investment. Viewing highly recommended.

At A Glance

- Presented in immaculate condition
- Well-proportioned accommodation c.104sqm/1,120sqft
- Secluded c.8m garden to the rear
- Beside Luas red line Blackhorse station
- Extensive use of timber floors
- Overlooking Camac river
- Designated & visitor parking
- Three double bedrooms
- En suite
- uPVC double glazed windows
- TV, Internet & phone connection available
- Alarm
- Situated in Inchicore village



Viewing

Strictly by prior appointment
Only with sole agents Allen & Jacobs
t : 531 3939 f : 531 3553
e : city@allenandjacobs.ie
w : allenandjacobs.ie

Notes:

Negotiator

Gary Jacobs MSCSI MRICS

Accommodation

Entrance hall: Attractive timber floors, alarm panel, under stairs storage,

Kitchen/Breakfast room: 5.14m x 2.48m Fully fitted eye & floor level press units, stainless steel sink unit, tiled splash back, electric oven, hob, extractor fan, tiled floor; bay window, plumbed for washing machine & dishwasher

Living room: 5.12m x 3.95m Feature timber open fireplace with slate insert & hearth, attractive timber floor; tv point, sliding door to garden

First floor

Landing: Shelved hot press/storage

Bedroom 1: (Rear) 3.75 x 3.58m Fitted wardrobes

Bedroom 2: (Front) 3.71m x 3.34m Built in wardrobes, bay window

Bathroom: Fitted bath with electric fitted shower unit, pedestal whb, wc, part tiled walls, fully tiled floor; shaving light

Attic level

Study/Attic room: 2.72 x 1.95 Velux roof light

Bedroom 3: 4.19 x 3.72 (max.) Large velux roof light

En suite Fitted contemporary low-profile shower cubicle, whb with under storage, wc, tiled walls & floor; velux roof light, shaving light

Outside

To the front is designated/visitor parking and a walkway overlooking the Camac river. To the rear is a secluded pebbled low maintenance landscaped garden with large patio area.

Service Charge

We have been informed that the current service charge is approx. €1,000 per annum. to include buildings insurance and refuse collection.

