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For Sale by Private Treaty



98 Roebuck Road, Clonskeagh, Dublin 14

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For Sale by Private Treaty

98 Roebuck Road, Clonskeagh, Dublin 14



Allen & Jacobs are delighted to present this imposing semi-detached residence which sits on a generous corner site giving plenty of opportunity to further develop (subject to the necessary planning permission). The property has well-proportioned accommodation spanning c. 158sqm/1,700sqft and enjoys extensive gardens to the front, side and rear where the orientation is South Westerly. Other features include garage to the side and ample off street parking.

Situated in an extremely popular residential area, location really couldn't be better. Close to both Stillorgan village & Dundrum town centre with its array of amenities, to include, parks, shops, restaurants and public transport (including LUAS & bus routes). An array of schools and colleges are also close by as is the M50 allowing access to all national routes. Extensive recreational amenities of the Deer Park, David Lloyd Riverview and UCD, Belfield are only minutes away.

Accommodation briefly comprises Entrance Hall, Guest toilet, Living room, Dining room, Open plan Family room, Kitchen and Shower room. Upstairs are 4 bedrooms and a bathroom.

A fine family home oozing with potential with viewing highly recommended.

At A Glance:

- Imposing Semi Detached Residence
- Corner Site with Further Potential to Develop (Subject to PP)
- Well Proportioned Accommodation c.158sqm/1,700sqft
- South Westerly Orientated Rear Garden c.22m x 13.5m
- Generous Gardens to the Front & Side
- Total Site Area Approx. 667sqm
- Ample Off Street Parking
- Garage to the Side
- GFCH
- Cable TV & Phone Connection



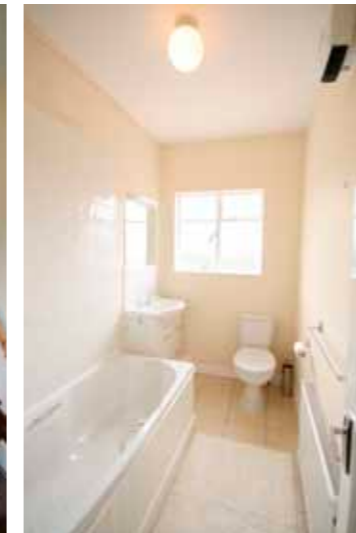
Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
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Negotiator

Andrew Allen MIPAV MCIE.

Notes:



Accommodation

Entrance Hall Under stairs storage

Guest toilet Wc, whb, tiled floor

Living Room 4.51 x 3.65
Open fireplace, ceiling cornicing

Dining Room 4.16 x 3.58
Recessed ceiling lighting, ceiling cornicing

Open plan Family room
6.75 x 5.04
Recessed ceiling lighting, TV point, large roof light

Kitchen 4.16 x 2.63 Fully fitted eye & floor level press units, integrated fridge/freezer, integrated dishwasher, electric oven, hob & extractor fan, I.5 stainless steel sink unit, tiled floor and splash back

Shower room Double sized shower cubicle, with fitted electric 'Triton T90 xr' shower; whb with under storage, wc, tiled floor; recessed ceiling lighting

Upstairs

Landing Access to attic, shelved hot press with dual immersion



Bedroom 1 (rear) 4.23 x 3.59 TV point, dado rail

Bedroom 2 (front) 3.95 x 3.66 Dado rail

Bedroom 3 (front) 2.73 x 2.70

Bedroom 4 (rear) 2.73 x 2.63

Bathroom Fitted bath with pumped shower unit, whb, with under storage, wc, tiled floor; part tiled walls,

Outside Surrounding the property are generous secluded gardens mainly laid out in lawn and with variety of plants, shrubs and hedging in the borders. The rear garden c.22m x 13.5m has a lovely south westerly orientation and there is ample off street parking to the side.

