



FITZGERALD CHAMBERS



AUCTIONEERS VALUERS & ESTATE AGENTS

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30 AUGHRIM STREET
STONEYPATTER, DUBLIN 7

DISCLAIMER

These particulars are issued on the understanding that they do not form part of any contract and that all negotiations will be carried out through FITZGERALD CHAMBERS LIMITED. All descriptions, dimensions, etc., are given in good faith and are believed to be correct but intending purchasers are encouraged to inspect the property for themselves.



MEMBER FIRM

ACCOMMODATION

ENTRANCE HALL	3.90 X 1.25	Under Stair Storage
RECEPTION 1	4.18 X 3.71	Marble Feature Fireplace, Open Fire Laminated Timber Floor
RECEPTION 2	3.76 X 3.06	Under Stair Storage Built in Storage Laminated Timber Floor
KITCHEN	1.79 X 1.79	Fitted Kitchen
BATHROOM	1.82 X 1.80	Tiled, White Suite Electric Shower
UPSTAIRS HALL		Hot Press, Skylight
BEDROOM 1	3.69 X 3.80	Cast Iron Feature Fireplace Laminated Timber Floor
BEDROOM 2	3.82 X 1.80	Cast Iron Feature Fireplace Laminated Timber Floor
BEDROOM 3	3.77 X 2.41	Cast Iron Feature Fireplace Laminated Timber Floor

HEATING **Gas Fired Central Heating**

INCLUSIONS **Fixtures & Fittings**

GARDENS **Beautifully Maintained City Garden To Front . The Rear Garden Consists Of A Small Yard With Two Storage Sheds And A Lovely Raised Sunny Patio Area.**

TITLE **Freehold/ Long Lease**

CONDITION **This Property is in Excellent Condition**

PRICE REGION **€205 000**

SELLING AGENT **Helena Fitzgerald M.I.A.V.I**

VIEWING STRICTLY BY APPOINTMENT ONLY

