

Hamptons

INTERNATIONAL



16 Roebuck Castle, Clonskeagh, Dublin 14, D14

4  3  3 

GUIDE PRICE

£640,000

(€725,000)

Property details



Attributes

-  **Tennis court**
-  **With land**
-  **Garden**

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Description

4 bedroom house for sale With a west facing rear garden and overlooking 4 acres of greenspace incorporating a tennis court is this well cared for semi detached home. Offered to the market in good condition throughout with upgraded heating and a freshly painted exterior offering all the benefits of modern living in a location second to none. Located on the Mount Merrion end of the Roebuck Road, Roebuck Castle is ideal for families with school or college going children or those seeking a home in a central location with amazing amenities nearby. It is in the Scoil San Treasa catchment area and UCD is literally adjacent. There are many other schools within easy walking distance including St. Killian's German School, Oatlands, Colaiste Eoin, Colaiste Iosagain, Blackrock College, St Andrews, Sion Hill & Mount Anville. Bus routes are regular and the City Centre is almost within walking distance. Within the property accommodation is airy and inviting. The entrance hall has a livingroom to the left and large kitchen & breakfast room to the rear with an adjoining dining room. On the first floor are 4 excellent bedrooms (one is ensuite) and a bathroom. There are excellent gardens to the front and rear with the rear facing west so capturing afternoon and evening sun. Porch 1.75m x 0.95m Leading to the entrance hall. Hall 4.4m x 1.75m With accommodation off and stairs to first floor level. Newly carpet on stairs. Guest Cloakroom Toilet and wash hand basin. Living Room 5.35m x 3.5m Front facing reception room with a Bay window overlooking the 4 large greenspace opposite the property. Coving to ceilings. Fireplace. Dining Room 3.5m x 2.8m With a sliding door leading to the rear garden. Also door to a breakfast room. Some fitted presses. Breakfast Room 3.5m x 2.5m To complement the adjoining kitchen. Kitchen 2.5m x 1.9m Open plan with the Breakfast room. Cream floor and eye level fitted units. Tiled floor. Plumbed for a washing machine. Landing 2.7m x 1.8m With accommodation and hotpress off. Access to attic above. Bedroom 1 3.9m x 3.15m Front facing double bedroom with a Bay window overlooking the large green area opposite this fine home. Fitted wardrobes. Ensuite off. Ensuite 1.7m x 1.5m Shower, toilet and wash hand basin. Velux roof window. Bedroom 2 3.3m x 2.7m Rear facing bedroom with wall-to-wall fitted wardrobes. Bedroom 3 3m x 2.1m Front facing bedroom with fitted wardrobes and views onto the large green area. Bedroom 4 2.6m x 2.3m Rear facing bedroom with fitted wardrobes. Bathroom 2m x 1.7m Bath with hand held shower connection, toilet and wash hand basin. Velux roof window. Outside Mostly walled in, low maintenance front garden with pebbled area and a widened driveway. Side passage leading to..... Walled in rear garden (approx 9m long x 6.8m wide) with lawns, paved areas, timber built shed and outside lights.









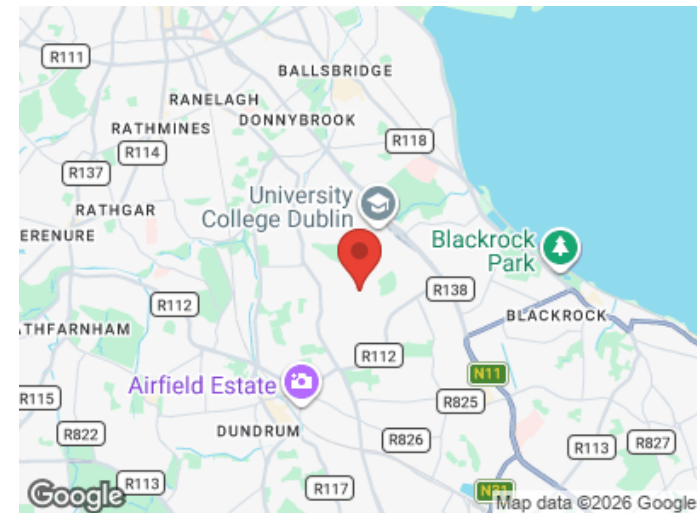
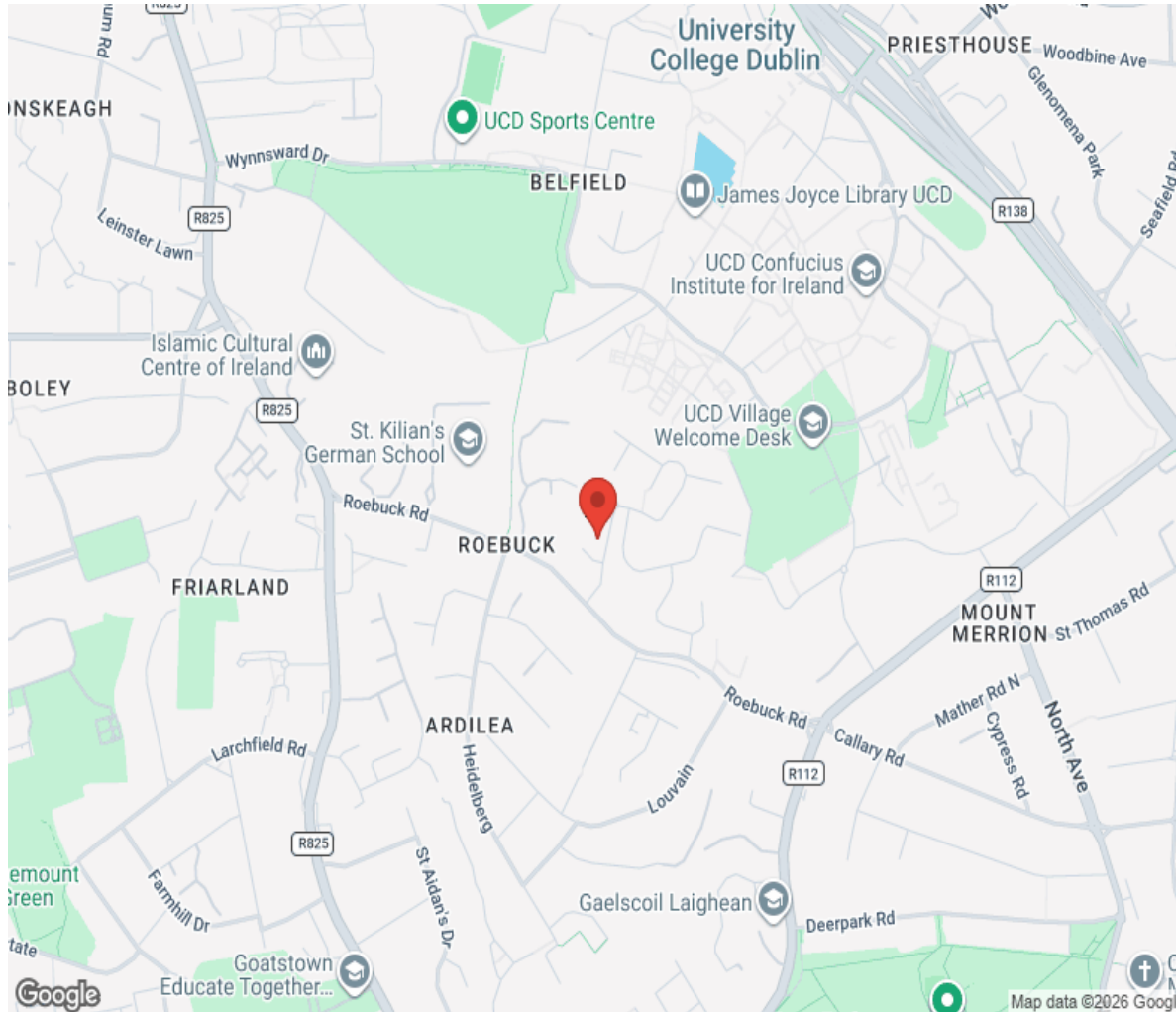




Floor plan



Location



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