



99 Roebuck Road, Clonskeagh, Dublin 14 D14R9K3

Beirne  
& Wise



99 Roebuck Road Dublin 14. D14 R9K3

This is a charming , cut stone house, renovated and extended from top to toe and well located in the heart of Clonskeagh. The accommodation comprises, living room, separate kitchen/ dining, a double bedroom with adjoining study, shower room and a courtyard style garden.

The location is one of great convenience with an enviable range of facilities at hand. It is close to UCD and within minutes of Mount Merrion, Dundrum Town Centre, Milltown, and Clonskeagh with a wide range of leisure and shopping amenities. The M50 is easily accessible, and there are regular bus routes to city and beyond.

**Bullet Points**

- Attractive stone cut cottage style house.
- Extended and renovated.
- One Bedroom plus Study.
- Modern facilities with good kitchen and shower room.
- GFCH
- Close to UCD and a host of amenities.
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**Accommodation**

**Living room**

3.95 m x 3.14m

Delightful room with original brick faced wall/ chimney breast with timber mantel, recessed down lighters, timber flooring, understairs storage press, stairs to above and steps to,

**Kitchen**

2.87m x 2.63m

With an array of floor and wall mounted units complete with tiled splash back, built-in oven, hob, integrated dishwasher, free standing fridge /freezer and washing machine. The GFCH boiler is also in the kitchen. Access to rear courtyard.

**Landing**

With roof light, recessed down lighters and access to

**Bedroom**

3.95m x 3.14m

Double room to the front with recessed down lighters, built- in wardrobes, desk and drawer unit.

**Study**

4.31 m x 2.06m

With roof light, perfect as a home office, with recessed down lighters and built-in storage unit.

**Shower Room**

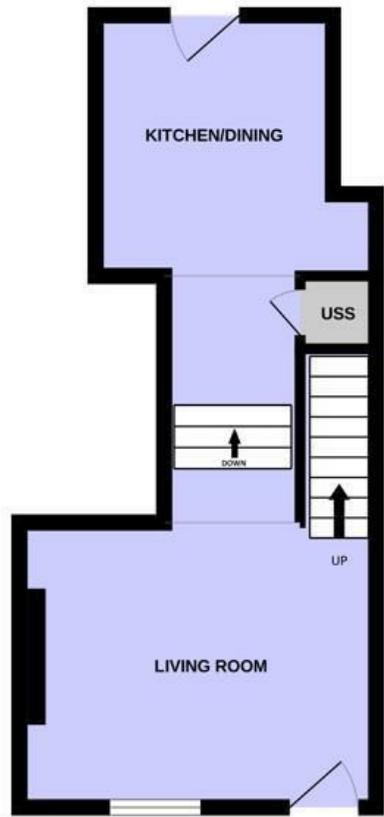
Contemporary fully tiled with down lighters extract fan and suite comprising walk- in shower with screen, electric shower unit, close coupled w.c. and pedestal mounted basin with over head mirror.

**Garden**

Traditionally railings to the front and courtyard style patio garden to the rear with attractive stone walling and perimete



GROUND FLOOR



1ST FLOOR



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