



26 The Innings, Observatory Lane, Rathmines, Dublin 6 D06RX78

Beirne
& Wise



For Sale By Private Treaty

View and appreciate this smart two-bedroom first floor apartment, well located in this much sought after, small scale, gated development just off the main thoroughfare of Lower Rathmines Road via Observatory Lane. As its name implies, this development borders the highly regarded historic Leinster Cricket Grounds. No. 26 enjoys wonderful uninterrupted views overlooking this long-established field of green with an expansive sky above, a sight seldom found so close to the city centre.

This well-presented apartment (51sq.m) comprises; Spacious living/dining room open to the kitchen, an inner hall, storage room, bathroom and two double bedrooms -both with access to the balcony and fabulous views.

The location is one of great convenience- within a stroll of excellent local shopping including the Swan Shopping Centre, restaurants, cafes, bars and leisure facilities such as the Swan Community Centre and Omni plex cinemas not forgetting it is just a short walk to St. Stephens Green. There is a selection of bus routes to the city center and beyond and a leisurely walk along the Grand Canal will get you to the LUAS Charlemont stop offering speedy access to Dublin South Side and beyond.

Special Features

- Gated development with parking forecourt
- Mature small-scale development with views over Leinster Cricket Grounds
- Two double bedrooms - both with access to the balcony
- Close to amenities and a short walk to St Stephens Green and LUAS
- Electric heating

Accommodation

Living/ Dining Room

4.07m x 3.62m max. dim.

Spacious bright room with Juliette balcony, laminate flooring and open fireplace fitted with an electric fire. The open arch leads to...

Kitchen

2.43m x 2.04m

Fitted with an array of floor and wall mounted units with built-in ceramic hob and oven, plumbed for a washing machine and space for an undercounter fridge. There is also room for a small breakfast table.

Inner Hall

With access to all rooms and Hot Press.

Storage Room

Spacious invaluable storage.





Bedroom One
2.75m x 2.50m

Double room with built-in wardrobe with sliding door to sheltered balcony overlooking the cricket grounds.

Bedroom Two
3.36m x 2.16m

Double room with built-in wardrobe with sliding door to sheltered balcony overlooking the cricket grounds.

Bathroom

Spacious, partially tiled bathroom with corner bath, complete with electric shower unit, W.C., and W.H.B.

Services

Electric heating.

Management Company

Smith Property Management, Dunboyne Co. Meath A86XY27

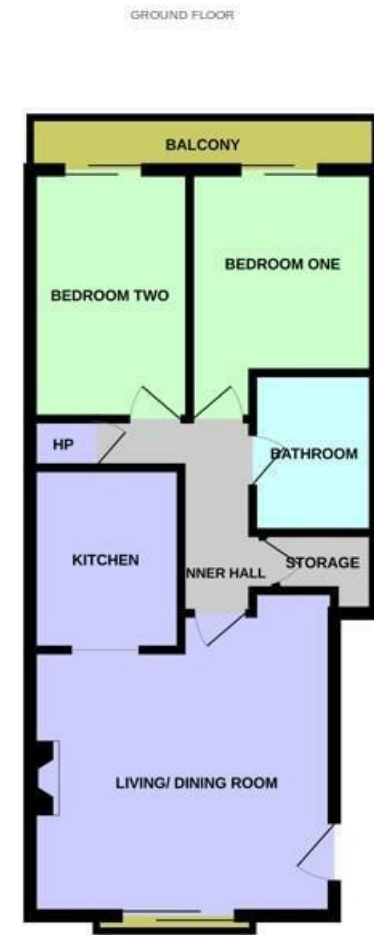
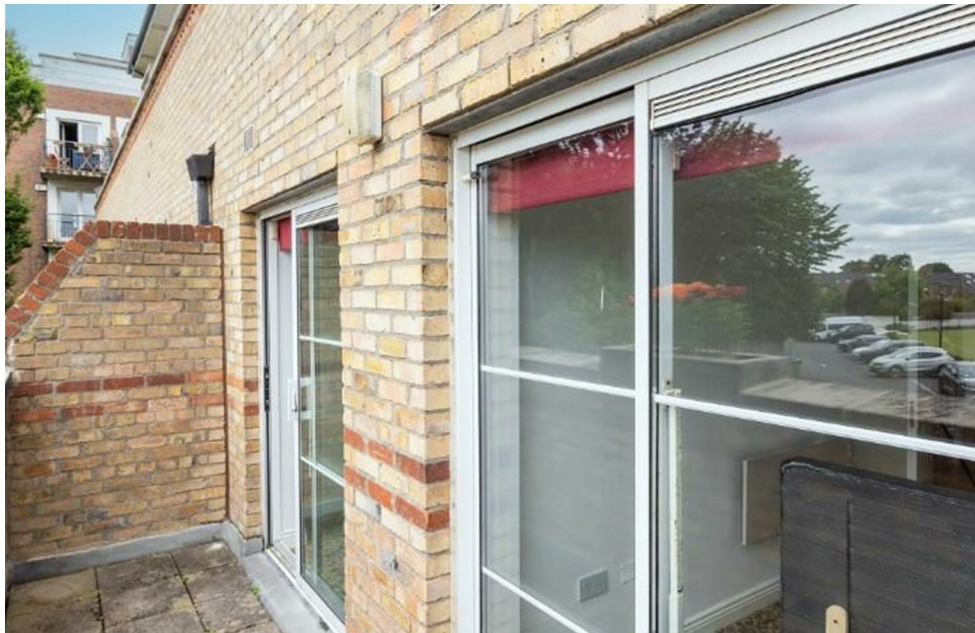
Service Charge: €1,311.61 per annum

BER

No. 108662941

Output: 151.83 kWh/m2/yr





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