



**19 MANOR HALL, MOUNT BROWN,
KILMAINHAM, DUBLIN 8.**

FOR SALE BY PRIVATE TREATY

DESCRIPTION

Bright and spacious two bedroom penthouse with a superb private roof garden c. 100 sq. m. and designated parking for two cars. This mature development is situated adjacent to St James's Hospital and only a short walk from James's LUAS stop, easy access is afforded to the rest of the city. The spacious interior briefly comprises an entrance hallway, living room, kitchen, two double bedrooms with master en-suite and a bathroom. Viewing highly recommended!

LOCATION

Manor Hall is situated across the road from St James's Hospital and only a short walk from James's LUAS Stop. A good selection of bars, cafes and restaurants are close by. Other transport links include Heuston Station and a number of bus stops are on the doorstep providing access to the rest of the city.



SPECIAL FEATURES

- Large roof garden
- Top floor
- Secure parking space for two cars
- Two double bedrooms
- Fully fitted kitchen
- South West facing



ACCOMMODATION

Hall (5.26m x 0.98m)

Inviting entrance hallway featuring a timber floor, storage closet, alarm and intercom.

Living room (4.78m x 4.04m)

Spacious room featuring two west facing windows and a timber floor

Kitchen (3.42x2.58)

Bright kitchen enjoying natural light. Features a range of fitted timber units, fridge freezer, washing machine, dishwasher, oven and hob. Tiled floor.

Master bedroom (4.04m x 3.91m)

Spacious room featuring a double built in wardrobe and an en-suite with shower cubicle, whb & wc.

Bedroom (2.4m x 2.76m)

Featuring built in wardrobes and a timber floor

Bathroom (2.43m x 1.71m)

Featuring a white three piece suite, hot press and a fully tiled wall and floor.



VIEWING

By Appointment

NEGOTIATOR

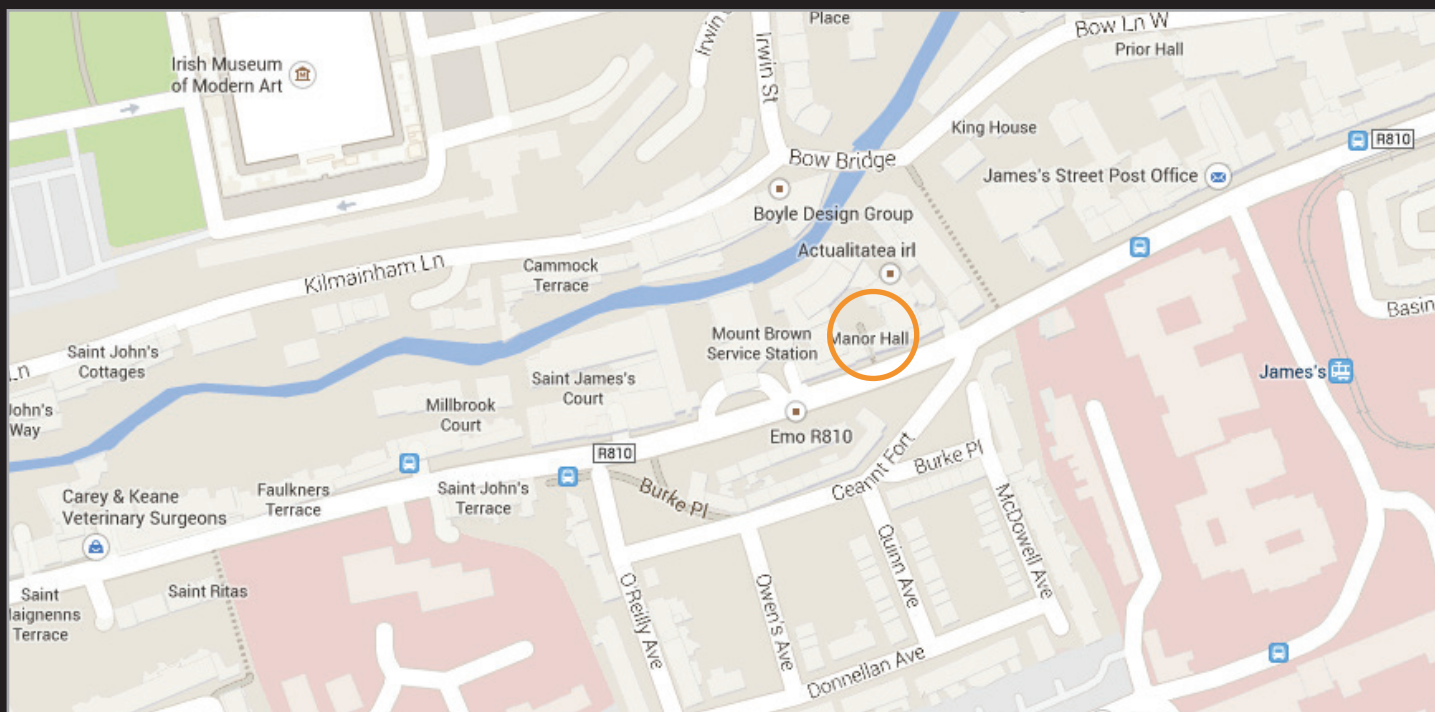
Owen Reilly

FLOOR AREA

c. 70 sq. m.

BER RATING

D2



Everything we touch turns to...

ALL ENQUIRIES

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