

APARTMENT 2: 3 Woodstock Gardens | Ranelagh Dublin 6



Asking Price €425,000

Wonderful two bedroom, first floor apartment measuring circa 60sqm/646sqft, which is one of only three units within this period red brick property. The accommodation comprises an entrance lobby, hallway, spacious living room, kitchen, two double bedrooms and a bathroom. On Street parking.

Superb location in the heart of Ranelagh village putting a large variety of amenities within a short stroll of the apartment including the LUAS.



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PSR Licence No. 001459





Accommodation:

Total Floor Area: 60sq.m (646sq.ft.,) approx.

ENTRANCE LOBBY & HALL: 1.87m x 1.56m & 4.72 x 0.94m

Lobby with large window with original lead glass sections and door leading to hall with arch feature and high ceilings.

LIVING/DINING ROOM: 3.93m x 4.29m

Spacious reception room located to the front, original cast iron fireplace with tiled inlay, open fire, high ceiling, large original window with stained glass sections, carpet floor covering, open to...

KITCHEN: 2.13m x 1.93m

Floor and wall mounted units, stainless steel sink, freestanding electric cooker, plumbed for washing machine, undercounter fridge, hotpress tiled, splashback and floor.

BEDROOM 1: 3.93m x 3.85m

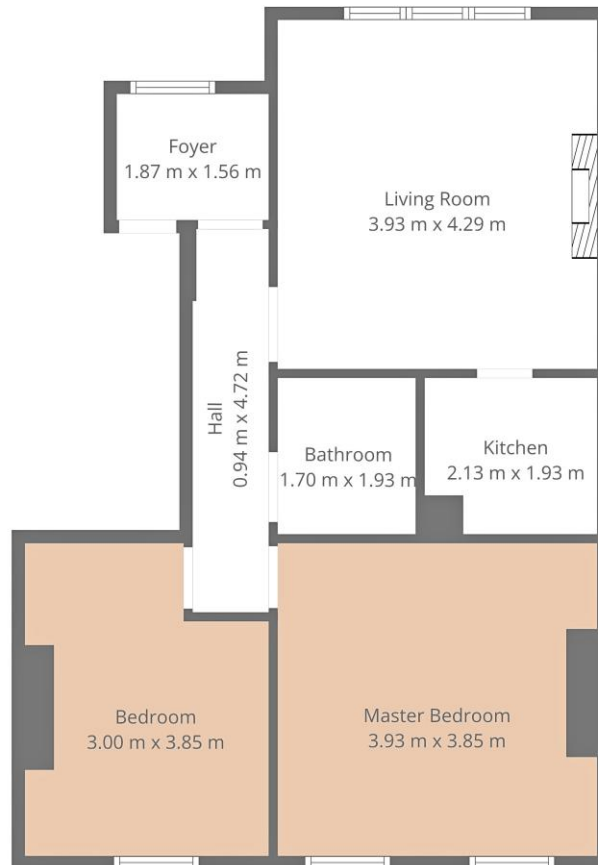
Large double bedroom located to the rear, high ceiling, two large sash windows, build-in wardrobes/storage presses, carpet floor covering.

BEDROOM 2: 3.00m x 3.85m

Double room located to the rear, high ceiling, large sash window, built-in wardrobe/storage presses, carpet floor covering.

BATHROOM: 1.70m x 1.93m

Bath with overhead shower unit and glass shower screen, wash hand basin, w.c., wall mounted mirror and light.



TOTAL: 60 m2
1st floor: 60 m2

Measurements Deemed Highly Reliable But Not Guaranteed.



Special Features:

- Converted period property -Three apartments only
- Spacious accommodation
- Period features, high ceilings & large windows
- Quiet cul de sac setting
- Highly sought after Ranelagh village location
- Large choice of shops, cafes, bars & restaurants within walking distance
- Prime local schools
- Close to city centre
- LUAS stop & Dublin Bike station nearby
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