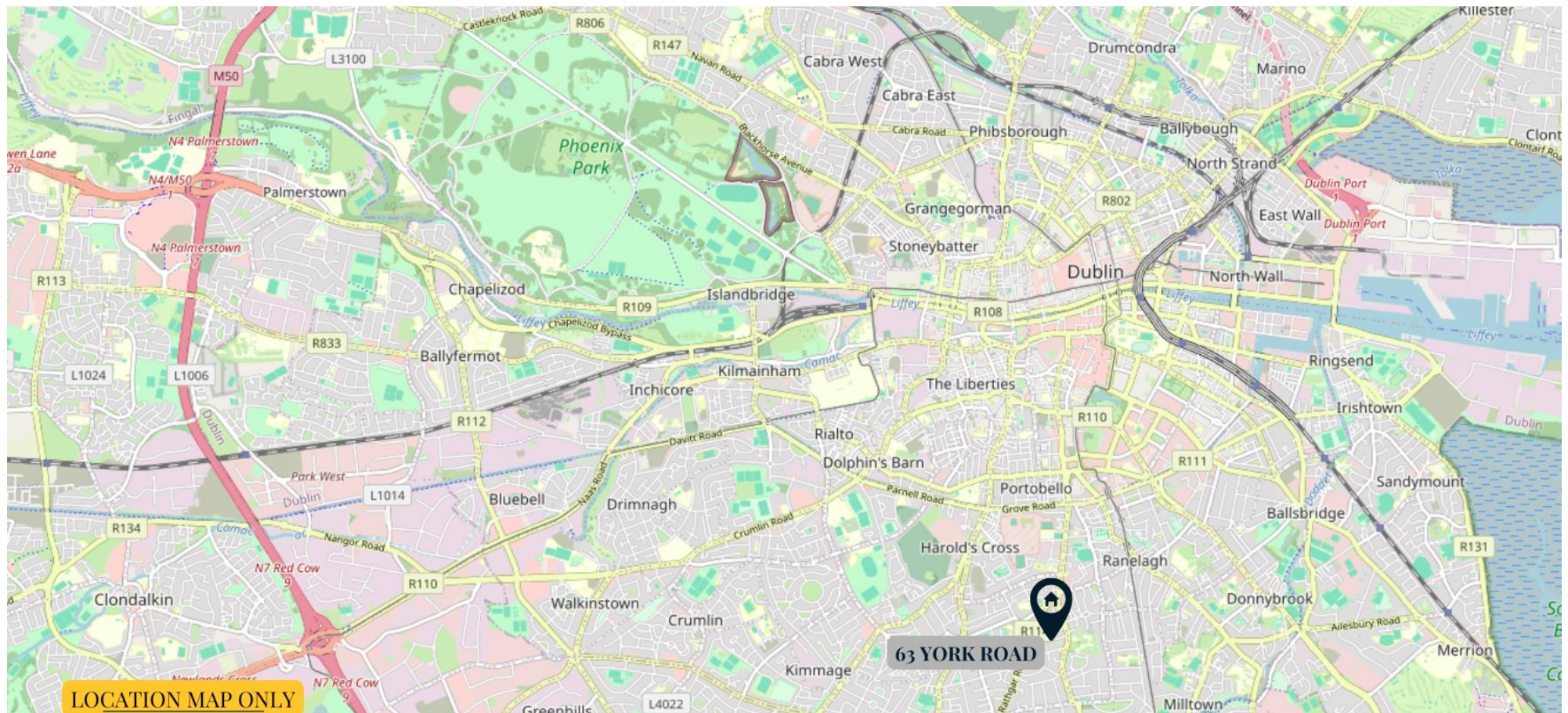




**APARTMENT BLOCK
WITH DEVELOPMENT POTENTIAL**
63 York Road | Rathmines | Dublin 6

LOCATION

J.P. & M. Doyle are delighted to present York Road in Rathmines on a quiet residential street set in an unbeatable location, just a short stroll from the heart of Rathmines village and less than 2km from Dublin city centre. The area is exceptionally well served by public transport; Dublin Bus routes including the 14, 15, 15A/B, 65, and 140 run along nearby Rathmines Road, while the Luas Green Line at Charlemont and Ranelagh are both within easy walking distance, offering quick connections to St. Stephen's Green, Dundrum Town Centre and Sandyford. For families, the area is surrounded by a strong choice of well-regarded schools at both primary and secondary level, including St. Mary's College, Rathgar National School, St. Louis, Gonzaga College, Alexandra College and Stratford College, to name a few. With cycle lanes into town, local parks and sports clubs nearby, and every café, shop and daily convenience on your doorstep, York Road combines city living with a strong community feel.

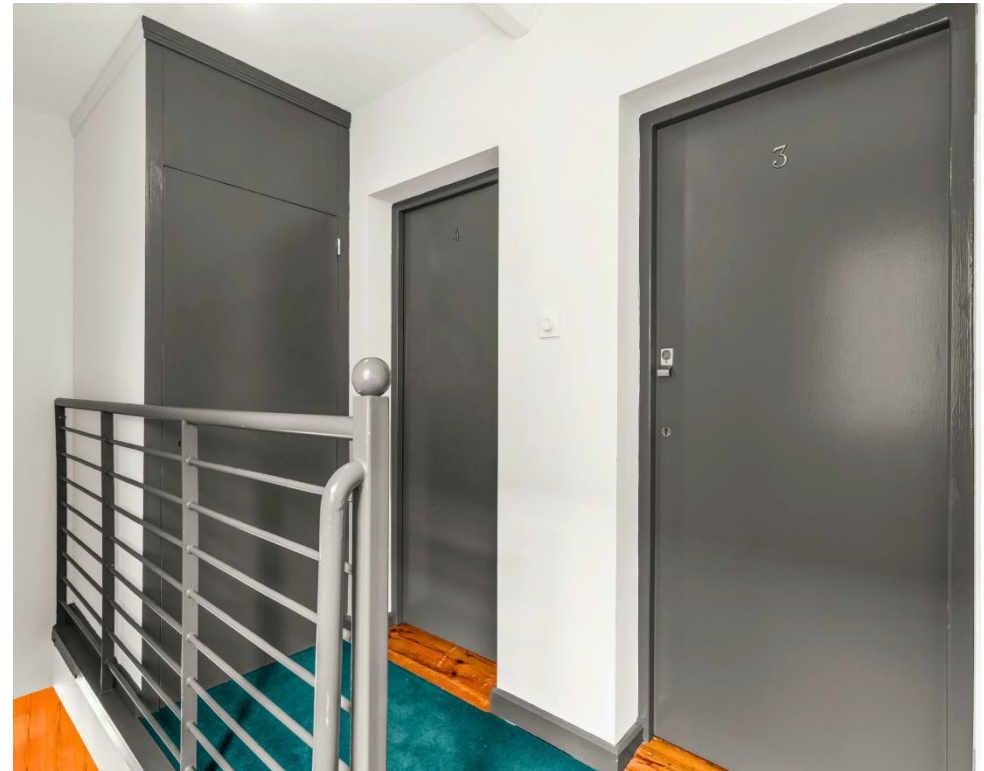
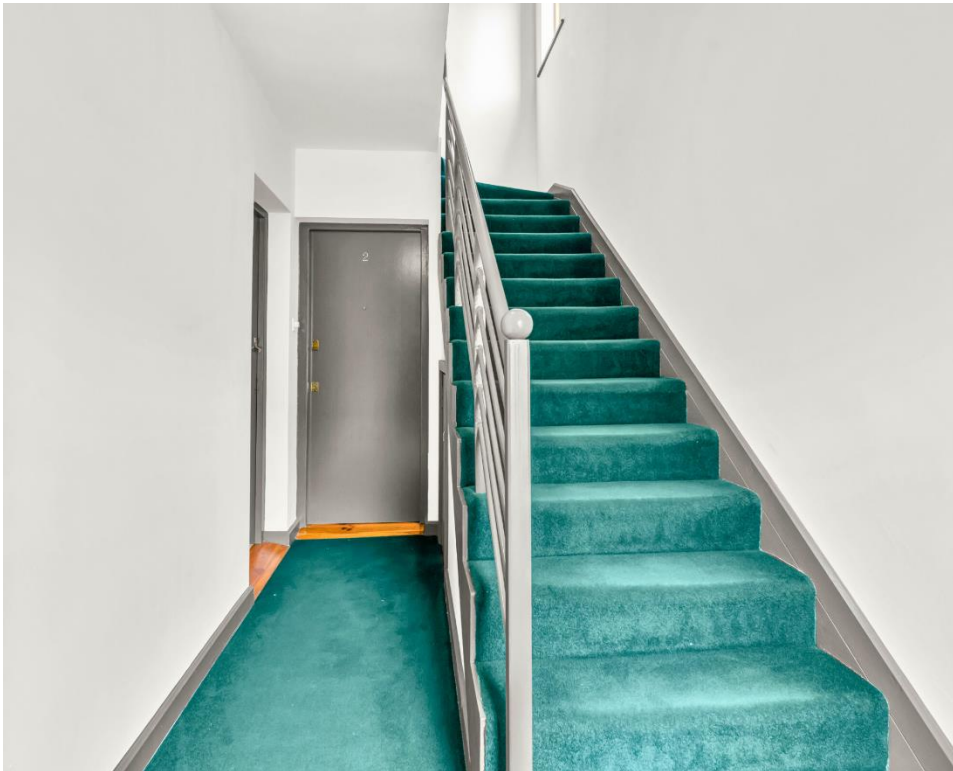


DESCRIPTION

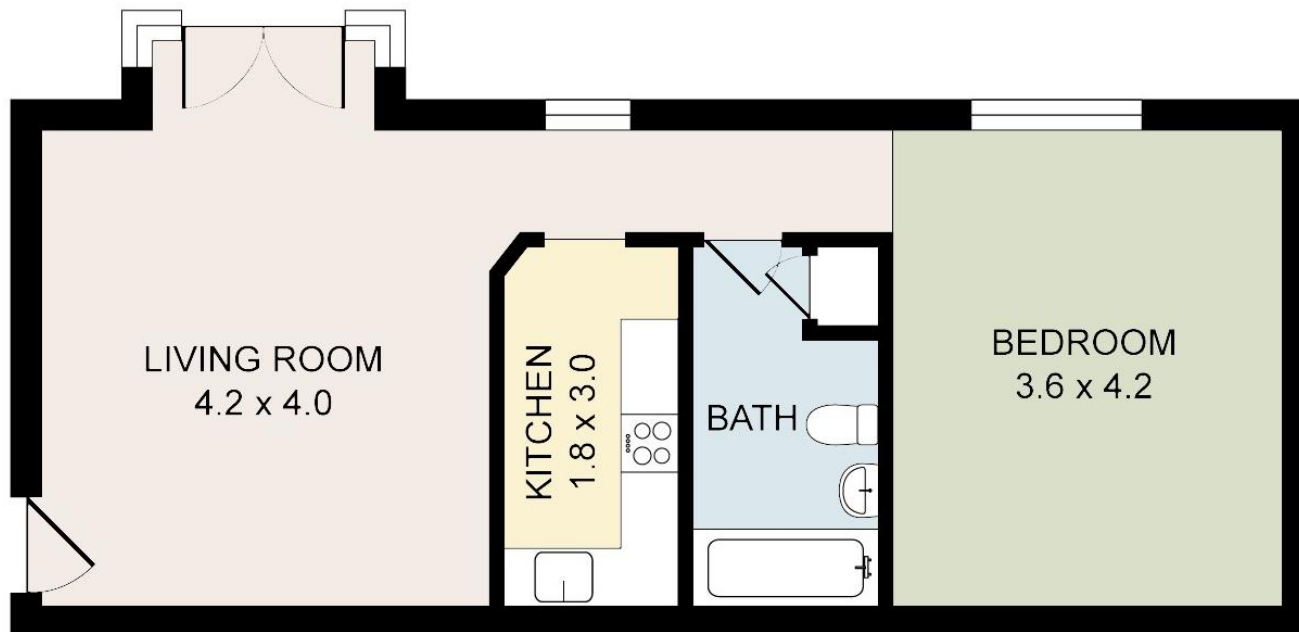
No. 63 is a modern purpose-built apartment block ideally positioned in a highly convenient location. The property is laid out to provide four self-contained one-bedroom apartments, with two located at ground floor level and two at first floor. Each apartment has been thoughtfully designed, comprising a bright living room, fitted kitchen, bathroom and comfortable bedroom, while two of the units further enjoy the benefit of their own private balcony area. The block also provides practical features such as one designated car parking space per apartment and individual intercom systems, ensuring privacy and security for residents.

A particular feature of the property is the large side garden, which offers excellent potential for further development or a stand-alone site, subject to the necessary planning permission. Importantly, the apartments have not recently been rented and are not currently subject to rent caps, offering strong flexibility and appeal for investors.

Overall, No. 63 represents a well-presented and versatile property in a prime residential setting with clear potential for both immediate return and future growth.

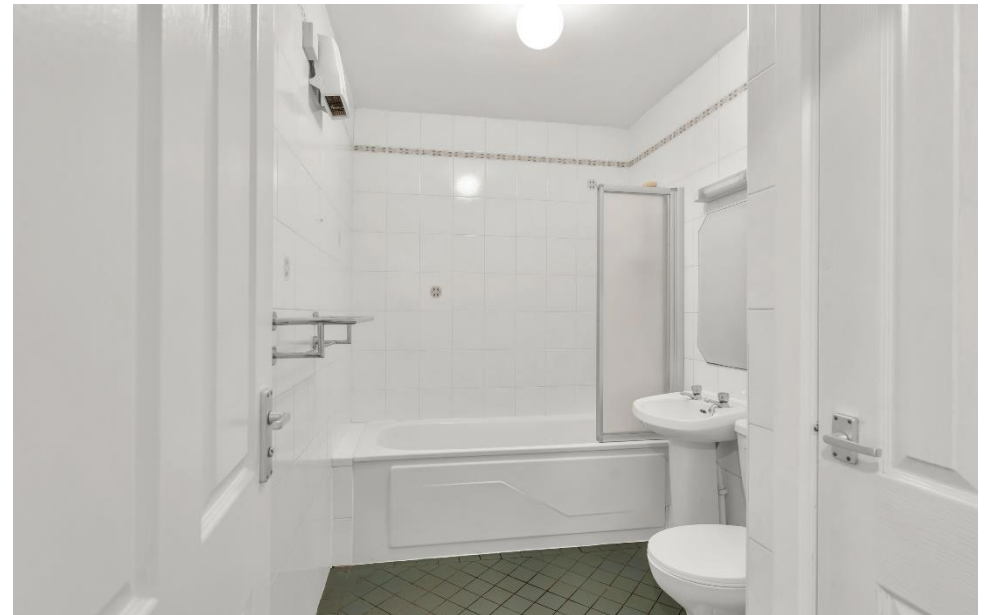






APARTMENT 1
Ground Floor (Front) c. 49.27 sq.mt.

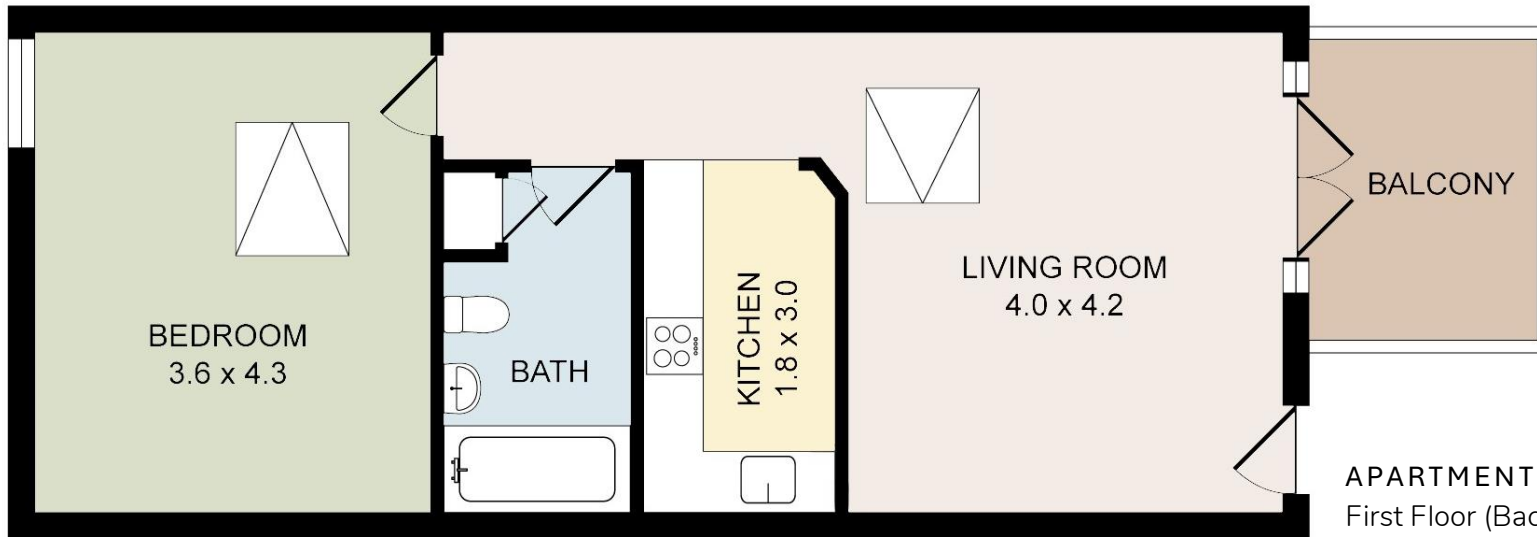






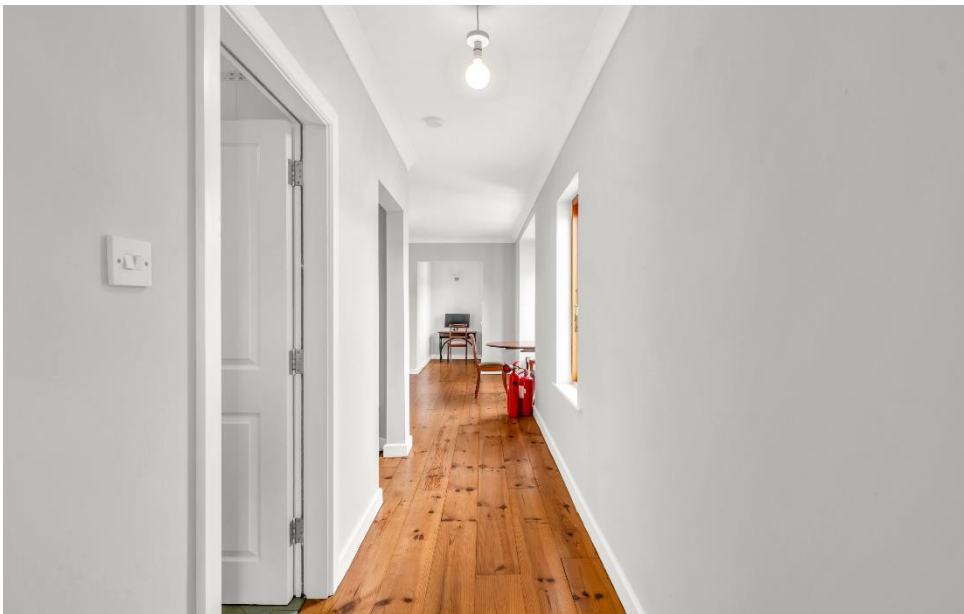
APARTMENT 2
Ground Floor (Back) c. 50.01 sq.mt.

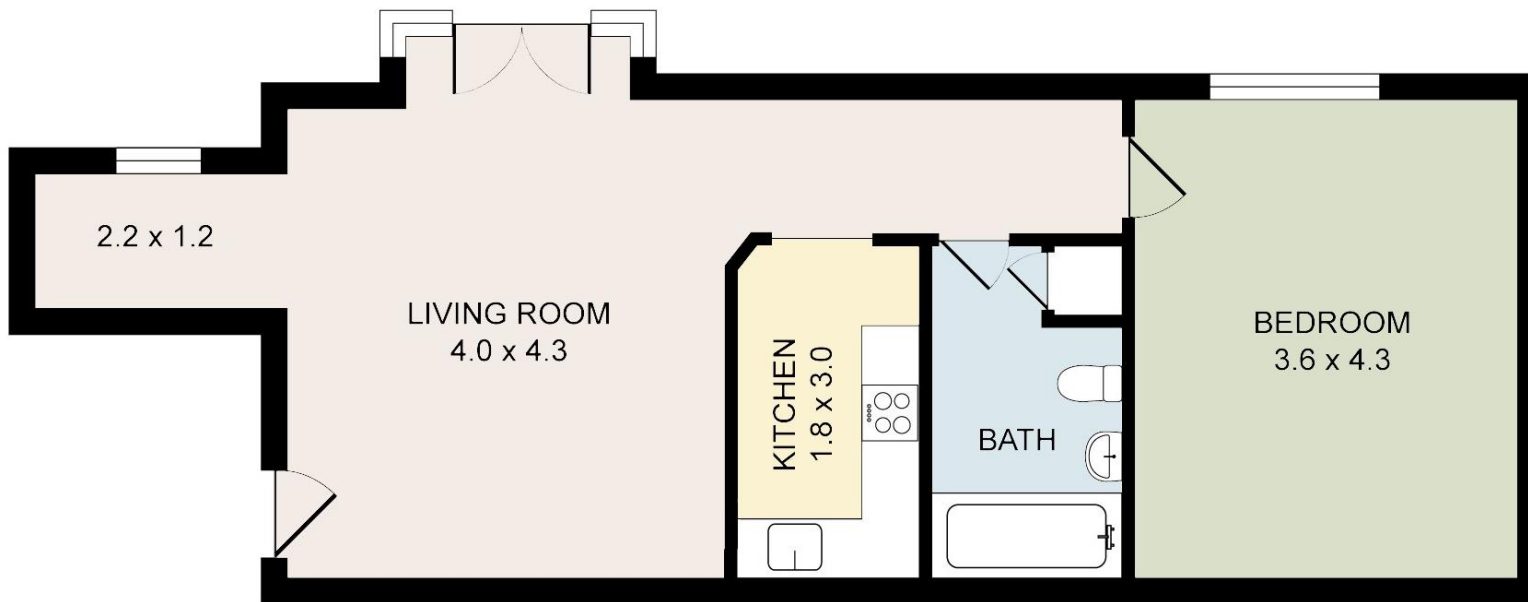




APARTMENT 3
First Floor (Back) c. 49.22 sq.mt.







APARTMENT 4
First Floor (Front) c. 53.73 sq.mt.

FOR SALE BY PRIVATE TREATY

**GUIDE PRICE:
€1,700,000**

BER:

BER C3 to **BER D1**

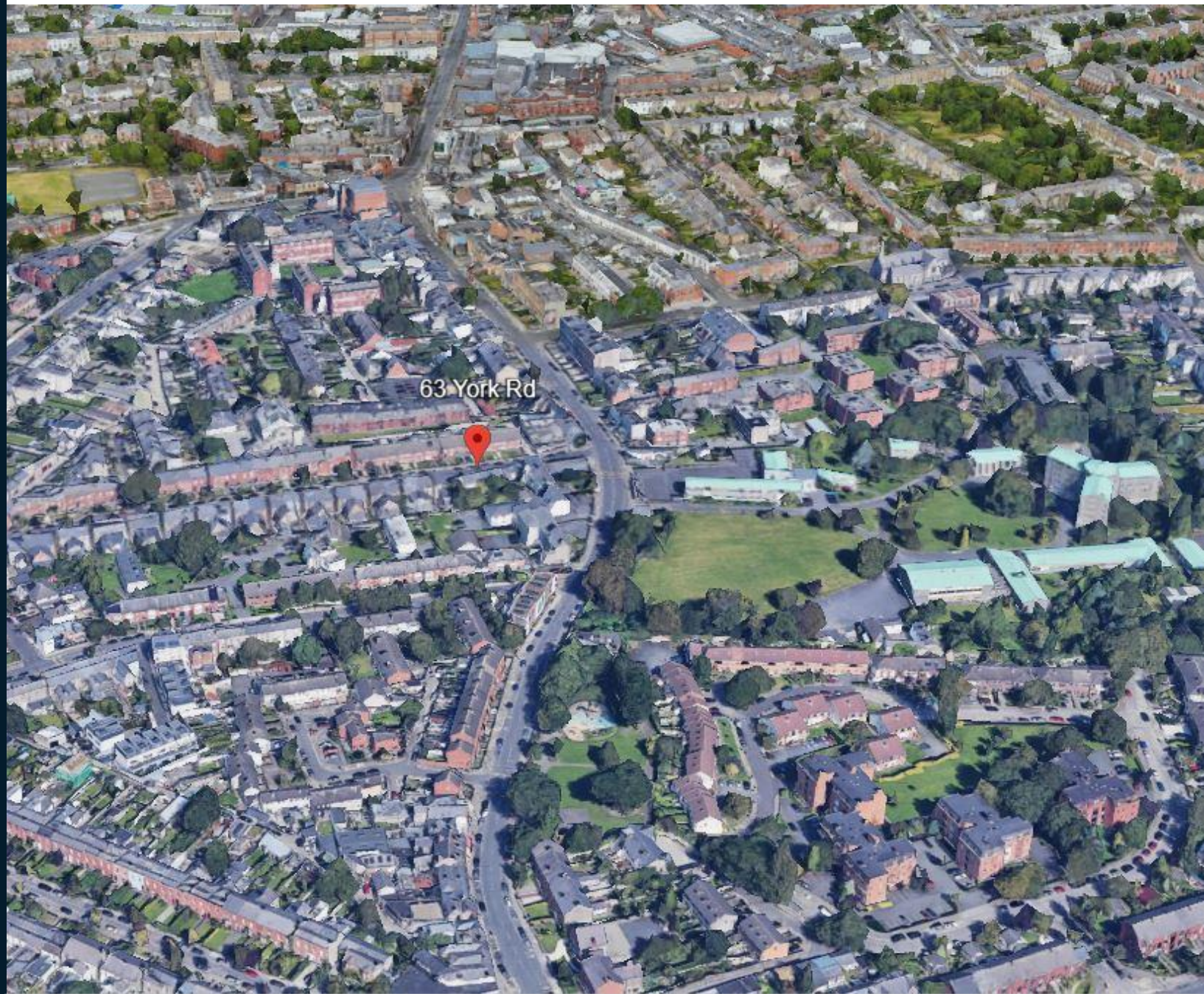
J. P. & M. Doyle Ltd.

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