



1 Bedroom Private Studio/Bedsit at Walkinstown Avenue beside (Kylemore Luas, Dublin 12)

Address:

Off Walkinstown Avenue,

**Walkinstown
DUBLIN 12**

Area : **South Dublin**

Renting price

: from **100 €**

Charges

: **Consult us**

Fees

: **Consult us**

□

Description:

Living space: **15 m²**

Number of rooms: **1**

Number of floors: **2**

Number of Shower Rooms: **1**

Number of toilets: **1**

Heating type: **Gas Central Heating**

7 Minutes walk from Kylemore Luas Station (Red Line)

□

INCLUDES:

En-suite Shower Room

Kettle / Microwave / Fridge/Freezer

Cooking Utensils & Crockery

Double Bed or Single Bed / Armchair / Table + 2 chairs

Large Wardrobe: double hanging / long hanging & shelving

Guest Bed available for visitors

Pay as you go Electricity Cards

Gas Central Heating/Hot Water, € 10 per week (BER rating: B2)

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Optional extras:

□□

Satellite TV €5.00 per week

Designated Bicycle Stand €5.00 per week

Secure Car Parking Space € 6.25 per week

COMMUNAL AREAS (cleaned on a four weekly basis)

Kitchen/Dining/Sitting

2 x single drainer sinks

2 x four ring Gas Cookers

2 x double Gas Ovens

2 x kettles (electricity card/pay as you go operated)

2 x microwaves (electricity card/pay as you go operated)

Lockable Storage Cupboards for each studio

Breakfast bar

1 x settee, 2 x armchairs, + coffee tables

Utility

1 x single drainer sink

2 x Washer/Dryers (electricity card/pay as you go operated)

1 x ironing board / floor brush / hoover / mop + mop bucket

Lockable Storage Cupboard for each studio

Court Yard

1 x whirline washing line (covered)

Bicycle Stands

Refuse & Recycling Area

(Fully occupied as at 01/12/10 put please put your name on our waiting list, email info@dorgans.com)

Great studio/bedsits to let, first letting and suitable for single semi-retired persons, commuters, students, single mothers/fathers or couples in between homes. Great location just off Walkinstown Avenue, close to Lidl, Aldi and Superquinn, numerous local amenities, Parkwest and the RED Luas Line, these studios are really well worth viewing. The studios are fully furnished, some have double bunks with double beds, the bigger studios have two single beds or one double bed, each has ample wardrobe space and is of good size. Each studio has its own fridge, kettle and microwave as well as an ensuite shower bathroom. There is a communal kitchen and living room and these are well furnished and fitted out also. To view these studios contact info@dorgans.com

**** PRINT OUT BROCHURE ****

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<http://www.dorgans.com/index.php/component/jea/1.pdf>