



WYSE

01- 6470600

Residential

- Sales
- Lettings
- Management
- Valuations

City Centre Head Office

94 Lower Baggot
Street, Dublin 2.
Tel: (01) 647 0600
Fax: (01) 661 5616

South County Dublin Cornelscourt Village Office

1 Aspen Court,
Cornelscourt Village,
Dublin 18.
Tel: (01) 289 0900
Fax: (01) 289 4348

sales@wyse.ie

or

info@wyse.ie

Visit

www.wyse.ie

FOR SALE BY PRIVATE TREATY

44 CHURCHWELL DRIVE, BALGRIFFIN, DUBLIN 13



GUIDE PRICE

€165,000

LOCATION:

The apartment is in a location that is also convenient to the M50, Dublin Airport, surrounding business parks and Beaumont Hospital as well as boasting a regular bus services with their own QBC directly to Dublin City Centre.

DESCRIPTION:

Superb opportunity to acquire a spacious 2 bedroom apartment in this well located modern development. The property comes with a high quality fit out and accommodation includes; entrance hall, 2 double bedrooms, main bathroom and open plan kitchen, living, dining. There is a compact balcony and the property comes with gas fired central heating.

ACCOMMODATION

Entrance Hall 5.04m (16'6") x 1.17m (3'10")

Laminate Flooring

Bedroom 1 3.05m (10'0") x 3.25m (10'8")

Carpet, built in wardrobes

Bedroom 2 2.03m (6'8") x 3.34m (10'11")

Carpet, Built in Wardrobes

Bathroom 2.29m (7'6") x 1.85m (6'1")

Tiled, w.c, w.h.b, bath

Living room 6.07m (19'11") x 4.01m (13'2") / Kitchen (2m x 2.17m)

Laminate floor, fully fitted kitchen with wooden counter top.

Double doors to compact balcony



Be Well Advised - Talk to Wyse!



FEATURES

- Service Charges - €1,490.83
- Gas Fired Heating
- Double Glazed



Be Well Advised - Talk to Wypse!



FLOOR AREA: 62 sqm (667 sqft)

BER: C1 (107607103)

VIEWING BY APPOINTMENT ONLY

CONTACT: LIAM QUAIN

SALES 01-6470600

Wyse for themselves and for the vendors or lessors of this property whose agents they are, give notice that (1) These particulars are set out as a general outline for the guidance of the intending purchasers or lessors, and do not constitute part of, an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permission for use or occupation, and any other details are given out in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) The vendor or lessor does not make give or imply nor is Wyse or its staff authorised to make, give or imply any representation or warranty in respect of this property. (4) In the event of any inconsistency between these particulars and the contract, the latter shall prevail.