



1 Joyce Hall, Carrickmines Wood,
Carrickmines, Dublin 18

 **HUNTERS**
ESTATE AGENT

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BER C3



For Sale by Private Treaty

Hunters Estate Agent is truly honoured to present to the market this exceptionally bright and spacious property extending to approximately 99sq.m/1,065sq.ft. This superbly appointed two-bedroom garden level apartment enjoys exceptionally well proportioned accommodation throughout. A particular feature of the property is being situated at the end of the block benefiting from a triple aspect.

Upon entering the property one is greeted by an entrance hall and cloakroom. To the left leads to a most welcoming generously proportioned living room/dining room, leading into an extremely well appointed kitchen fitted with every modern convenience. There is floor to ceiling glazing and doors leading from the living/dining room out to a large decked terrace, bordered by raised herbaceous planters enjoying a high degree of privacy and leads down to the meticulously maintained communal gardens.

To the right of the hallway there are two double bedrooms. The main bedroom enjoys a walk-in wardrobe and ensuite shower room, a separate bathroom completes the accommodation. The property benefits from designated parking to the front for one car and visitors parking.

Carrickmines Wood is a most sought after development, conveniently situated close to a host of amenities in nearby Foxrock and Cabinteely villages. Dundrum Town Centre, Stillorgan and Blackrock villages are within easy reach, providing an array of specialist shops, restaurants, coffee shops and delis. The area also benefits from many recreational amenities including pedestrian access from Carrickmines Wood into Cabinteely Park, various local tennis, rugby, GAA, football and golf clubs and marine activities in nearby Dun Laoghaire. Some of Dublin's finest primary and secondary schools are within easy reach including St Brigids and Hollypark national schools, Loreto Foxrock, Mount Annville, St. Andrews College, Willow Park and Blackrock College to name but a few. University College Dublin and Trinity College are also with an easy commute.

Excellent transport links are close by including the QBC, N11, M50 and the LUAS green line at Carrickmines providing ease of access to and from the city centre and surrounding areas.

Viewing is highly recommended.

SPECIAL FEATURES

- » Superbly presented bright and spacious accommodation throughout
- » Double glazed windows
- » Gas fired central heating
- » Security alarm system
- » Quality timber flooring and tiling
- » Most appealing decked terrace enjoying a sunny aspect
- » Meticulously maintained communal gardens
- » One designated car parking space and visitors parking
- » Excellent transport links nearby including M50/N11/LUAS/QBC
- » Accommodation extends to approximately 99sq.m /1,065sq.ft





ACCOMMODATION

ENTRANCE HALLWAY

3.05m (10') x 1.67m (5'4") plus 4.1m (13'4") x 0.93m (3')

Hardwood floor, recessed lighting, video intercom handset, digital alarm panel, telephone point, storage closet.

HOTPRESS

With ample shelving, large water tank.

LIVING/DINING ROOM

6.75m (22'1") x 5.87m (19'2")

Sandstone fireplace with slate hearth, fitted gas fire, hardwood floor, ceiling coving, t.v. and phone points, gas fired central heating boiler and timer, double doors to decked terrace.

KITCHEN

3.55m (11'6") x 2.83m (9'2")

Range of built-in units, worktop, tiled splash-back, stainless steel sink unit, four ring electric hob, extractor fan over, oven, integrated fridge freezer, dishwasher and washing machine, recessed lighting, tiled floor.

BEDROOM 1

4.34m (14'2") x 3.74m (12'2")

Double room with t.v. and phone points.

WALK-IN WARDROBE

Superbly fitted with ample hanging space and fitted shelving.

ENSUITE SHOWER ROOM

2.09m (6'8") x 1.74m (5'7")

Step-in tiled shower unit, w.c., pedestal wash hand basin, fitted mirror and shelf over, recessed lighting, extractor fan, heated towel rail, partly tiled walls, tiled floor.

BEDROOM 2

3.89m (12'7") x 3.69m (12'1")

Built-in wardrobes, t.v. and phone points.

BATHROOM

2.48m (8'1") x 2.46m (8')

Bath with shower over, w.c., with shelf over, pedestal wash hand basin with strip light over, heated towel rail, recessed lighting and extractor fan, partly tiled walls and tiled floor, provision for tumble dryer.



OUTSIDE

This property is located in this much sought after development enjoying meticulously maintained communal gardens. The apartment benefits from one designated car space and visitors parking. The apartment is further enhanced by a timber decked terrace to the rear surrounded by herbaceous borders with a few steps leading down to the communal gardens. The deck extends to c. 5.32m x 3.61m (17'4" x 11'8").

MANAGEMENT COMPANY DETAILS

O'Dwyer Property Management
Service Charge: c. €2493.93 per annum

BER DETAILS

BER: C3
BER Number: 108756313
Energy Performance Rating: 209.03 kWh/m²/yr

DIRECTIONS

Travelling from Foxrock Village, proceed down Brighton Road to the traffic lights. Drive straight through the lights onto Brennanstown Road and Carrickmines Wood is on the left hand side. As you turn into the development, veer to the right and No.1 Joyce Hall is located on the right hand side.

VIEWING

Strictly by appointment with the sole selling agents, Hunters Estate Agent, Foxrock.

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