



**DOWLING PROPERTY**

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01 2112888

info@dowlingproperty.ie

PSL: 002523

## **28 Myrtle House, Longfield Road, Baldoyle, D13CF58**

**1 Bed Own Door Apartment c.58 m<sup>2</sup>**

**A.M.V. €250,000**



**Dowling Property Baldoyle is delighted to present to the market, this fantastic B2 rated, 1 bedroom apartment for sale. No.28 is presented in excellent condition throughout and it is located on the top floor and enjoys a sunny, south west facing rear aspect which overlooks communal gardens. The accommodation is spacious & light filled and extends to c.58 m<sup>2</sup> and benefits from having it's own door private access which leads upstairs.**

**This delightful property comes with a host of features which includes underground parking, large private attic with Stira stairs, balcony, large bedroom and a very comfortable sitting room/kitchen with all kitchen appliances included in the sale. The gas boiler was changed in 2021, which now provides a healthy B2 energy rating.**

**The location is simply unbeatable, with Clongriffin dart station just a c.3 minute walk away. Baldoyle has an excellent bus service to the city centre and to the airport along with a 2nd dart station at Bayside which is within walking distance. Just a short walk away will find you at the sea front offering a host of leisure activities. With it's location, presentation and energy efficient credentials, we must now advise on early viewings to avoid disappointment. A Little Gem !!!**



[www.myhome.ie/4774430](http://www.myhome.ie/4774430)

The accommodation, which is bright and spacious, briefly consists of own door access, private stairs, landing, kitchen/sitting room, bedroom, bathroom & large private attic space. There is 1 underground car space.

All amenities are located on your doorstep which include a selection of both primary and secondary schools, childcare, shopping in the Racecourse Shopping Centre with Lidl, pharmacy and coffee/restaurant shop, etc. Baldoyle also boasts the brand new & state of the art Stapolin Educate Together National School. There is a vast array of leisure activities and all just a short distance to the seafront.

## Accommodation

Entrance Hallway	1.73m x 1.00m	Own door private access leading to private staircase.
Landing	2.73m x 2.18m	Spacious landing with gallery staircase. Hot press and access to private attic via a Stira folding stairs.
Kitchen/Sitting Room	4.88m x 4.63m	This spacious room over looks a green area to front through 2 large windows and comes with a stylish, high gloss kitchen with built in oven/hob, stainless steel extractor fan, washing machine and fridge/freezer. The floors are wooden and the walls are part tiled. There is also a large feature baywindow area.
Bathroom	2.34m x 1.68m	Fully tiled floor and part tiled walls with bath, w.c. and wash hand basin.
Bedroom	2.34m x 1.68m	This delightful bedroom over looks the communal garden to rear and has built in wardrobes and a balcony which is ideal for city gardening.

## Features

- Excellent Condition Throughout
- Sunny Aspect
- Over Looks Green To Front/Gardens To Rear
- Healthy B2 Rating
- Private Underground Parking
- Upgraded Gas Heating
- Accommodation Extends c.58 m2
- 1st Floor With Private Own Door Access
- c.3 Minute Walk To Dart Station
- Kitchen Appliances Included In Sale
- Balcony Over Looking Gardens
- Large Private Attic Space

## BER Details

BER: B2

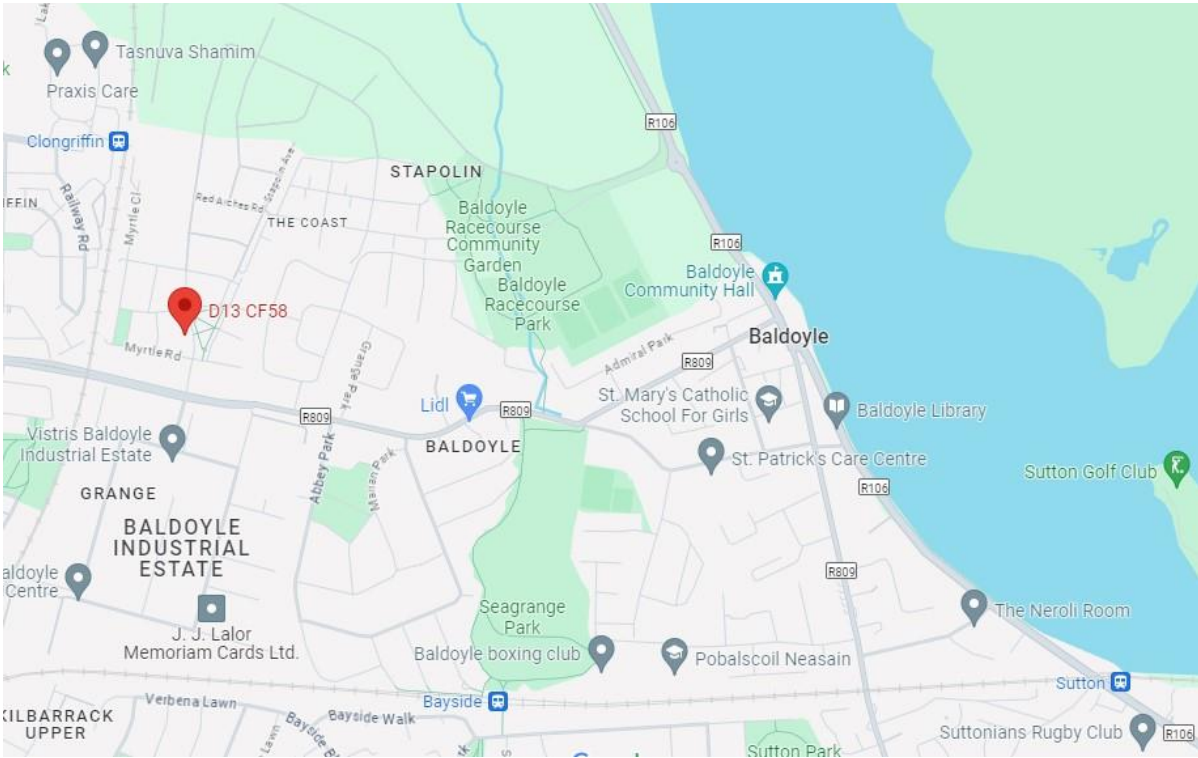
## Viewing

Strictly By Appointment Only

## Directions

D13CF58

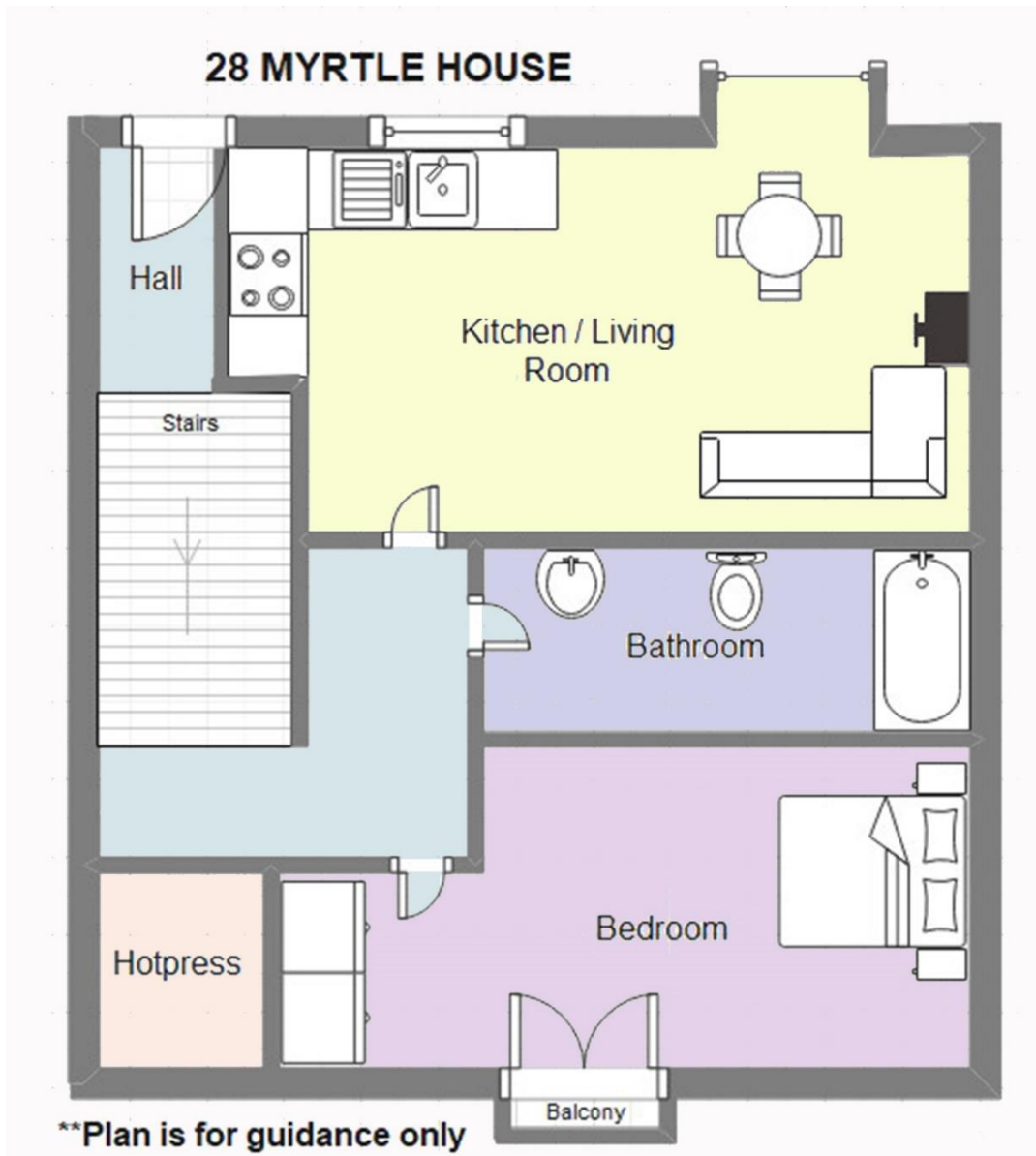












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The purchaser is advised to make their own arrangements to satisfy themselves with measurements, details and contents include conditions.

