



## Asking Price €375,000

Bright one bedroom, ground floor apartment (measuring c.43sqm/463sqm). The property comes with a private West facing terrace (c.7.5sqm), outdoor storage area.

The development has ample residence parking spaces with coded barrier.system in place for access and a communal green to the rear.

Excellent location close to all services and amenities.



# Accommodation

Total Floor Area: 43sq.m (463sq.ft.) approx.

**ENTRANCE HALL:** 6.16m x 0.93m

Bright entrance hallway with laminate wood flooring, ceiling rose and coving, hotpress.

**LIVING/DINING ROOM:** 5.36m(max) x 3.77m

Located to the rear, fireplace with timber surround and electric inset fire, laminate wood flooring, ceiling rose and coving, tv point, large door offering plenty of natural light and leading to private terrace.

**KITCHEN:** 1.19m x 2.74m

Fully fitted kitchen off living/dining room, floor and wall mounted units, electric oven, hob and extractor fan, stainless steel sink, tiled splashback, laminate wood flooring.

**BEDROOM:** 4.14m x 2.74m

Double room located to the front, built-in wardrobes and dressing table, laminate wood flooring.

**SHOWER-ROOM:** 1.54m x 2.74m

Part tiled walls, tiled floor, corner shower unit, electric shower, w.c., wash hand basin.

## **OUTSIDE:**

Private paved terrace (c.7.5sqm) accessed from living room, communal garden with lawned area, planting and mature trees.

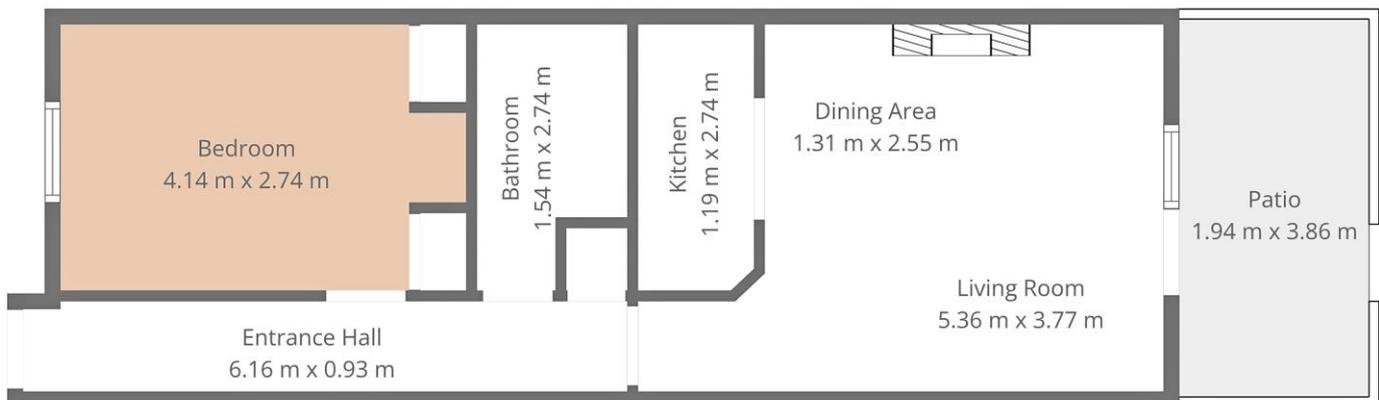


# Special Features

- Small well-kept development
- Own-door apartment
- Well-presented throughout
- Gas fired central heating
- Private West facing terrace
- Private outside storage unit
- Ample resident car parking with coded barrier access
- Well-maintained communal garden
- Prime location close to the villages of Terenure, Rathgar & Harold's Cross
- Excellent bus routes servicing the area, with bus stop just outside development

**GENERAL POINTS: SERVICES: UTILITIES**

BER is a C2 and the number is 119161826.  
 The property has Gas Central Heating and double-glazed windows.



**TOTAL: 43 m2**  
 1st floor: 43 m2  
 EXCLUDED AREAS: PATIO: 7 m2

Measurements Deemed Highly Reliable But Not Guaranteed.

