



75 The Ramparts, Cabinteely, Dublin 18

 **HUNTERS**
ESTATE AGENT

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BER C3

For Sale by Private Treaty

Hunters Estate Agent is delighted to present this superbly presented bright and spacious 2 bedroom, 2 bathroom 2nd floor apartment extending to approximately 80sqm/863sqft.

A perfect purchase for owner occupiers and investors alike. This very well presented apartment is situated in the popular development 'The Ramparts', just off the N11.

The property enjoys well laid out accommodation throughout including an entrance hallway, large living/dining room with access to the balcony, a well laid out fully equipped kitchen, two double bedrooms (master ensuite) and bathroom. The large paved balcony area enjoys a south westerly aspect and view to ruins of Tully Church.

The Ramparts enjoys an outstanding location, close to a variety of local amenities in nearby Cabinteely Village including several specialist shops, restaurants, coffee houses, bars and Cornelscourt Shopping Centre. Cabinteely Park is also close by and offers various walks, sporting and recreational amenities.

The development is situated within a short distance of an excellent range of transport links including the LUAS at Cherrywood, several bus routes (QBC), N11 and M50 providing ease of access to the city centre and far beyond.

Cherrywood currently offers local convenience stores and eateries, a gym and creche. Project Cherrywood promises a big change to the area, with a plan to have the Cherrywood Luas stop at street level in the heart of a new town centre, there will be a variety of amenities including shops, boutiques, cinema, and other leisure and entertainment outlets as well as restaurants, bars and a hotel. Cherrywood will boast three public park areas that will include sports facilities, playgrounds, an urban farm and much more.

Viewing is highly recommended



SPECIAL FEATURES

- » Bright and spacious 2nd floor apartment
- » Generous balcony (12.5m x 1.85m) enjoying a south westerly aspect
- » Underground parking (permit required) with direct lift access to apartment
- » Security alarm
- » Extending to 80sqm / 863 sqft.

ACCOMMODATION

ENTRANCE HALLWAY

(3.62m x 1.54m) and (1.7m x 1.02m)

(11'8" x 5') and (5'5" x 3'3")

Alarm panel, audio intercom handset, wood floors, mirror with shelf.

CLOAKROOM

Hanging and storage space.

HOTPRESS

With hot water tank and shelving.

LIVING/DINING ROOM

7.16m x 5.58m (23'4" x 18'3")

Fireplace with slate inset and hearth, fitted electric fire, wood floor, t.v.point, double doors to balcony.

KITCHEN

2.99m x 2.4m (9'8" x 7'8")

Range of built-in units, worktop, 1 ½ bowl stainless steel sink unit, tiled splash-back, four ring halogen hob, extractor fan over, oven under, integrated fridge freezer, provision for dishwasher and washing machine, tiled floor.

BEDROOM 1

3.55m x 3.52m (11'6" x 11'5")

Built-in wardrobe, t.v. point, wood floor, door to

ENSUITE SHOWER ROOM

2.2m x 1.62m (7'2" x 5'3")

Step-in tiled shower unit, w.c., pedestal wash hand basin, mirror and light over, partly tiled walls, tiled floor and extractor fan.

BEDROOM 2

2.66m x 3.46m (8'7" x 11'3")

Built-in wardrobe, t.v. point and wood floor.

BATHROOM

2.48m x 1.71m (8'1" x 5'6")

Bath with shower attachment over, w.c., pedestal wash hand basin with mirror and light over, partly tiled walls, tiled floor and extractor fan.



OUTSIDE

There is a large tiled south westerly facing terrace balcony area c.12.5m x 1.85m (41' x 6').

MANAGEMENT COMPANY

Anderson Property Management
1-2 Windsor Terrace
Dun Laoghaire
Co Dublin
01-2140726

SERVICE CHARGE

Approximately €2,048.00 per annum

BER DETAILS

BER Rating: C3
BER Number: 101510527
Energy Performance Rating: 221.99 kWh/m²/yr

DIRECTIONS

Coming from Cabinteely along the N11, take the exit for Cherrywood Business Park. Drive over the bridge and take your right hand turn back down onto the N11 towards the city centre. Then take your next turn left into Willow Avenue and your next right into Willow Park. Follow down to the end of this road into The Ramparts. The apartment is located in the second block on the left.

VIEWING

By prior appointment through the sole selling agents, Hunters Estate Agent, Foxrock.

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