



7 Orwell Court, Braemor Road, Churchtown, D14, D14F660

Beirne  
& Wise



# 7 Orwell Court, Braemor Road, Churchtown, D14, D14F660

For Sale By Private Treaty

Apt. 7 is a well-appointed, two bedroom penthouse apartment of approx. 81 sq.m., superbly positioned in this small scale development of just sixteen apartments. This spacious apartment has been upgraded in recent years with contemporary kitchen and bathroom facilities, so ready and waiting for its new owners. With an enviable southerly aspect, this apartment enjoys uninterrupted views from the secluded balcony towards the Dublin Mountains and surrounding areas.

This dual aspect apartment will appeal to either first time buyers or those looking for a more manageable home with bright and airy accommodation comprising; entrance hall, living room (with access to the balcony) interconnecting to the kitchen/dining room, two double bedrooms - one ensuite and a bathroom completes the picture.

Viewers will appreciate that both the internal common areas and communal grounds are exceptionally well maintained with off street parking and visitor parking spaces.

The location needs little introduction within minutes of excellent local shopping in Churchtown and Rathgar village, with its specialist boutique style shops and restaurants, with all the amenities of Churchtown, Terenure and Dundrum nearby. Leisure facilities abound with the parklands of Orwell, Dartry and Bushy at hand, interlinked by the Dodder Linear Park not forgetting two of Dublin's most prestigious golf clubs – Milltown and The Castle. The 14 bus route on Braemor Road provides reliable transport to the city centre and beyond and the LUAS is within easy reach.

## Special Features

- Spacious bright penthouse apartment of 81 sq. m. approx. (excl. balcony)
- Double glazed windows
- Contemporary kitchen and bathrooms
- Intercom
- Excellent 14 Bus route to city and Dundrum Centre
- South facing balcony
- Two double bedrooms - one en-suite
- GFCH
- Lift

## View

Strictly by appointment with the selling agents Beirne & Wise, Fields Corner, Upper Churchtown Road, Churchtown, Dublin 14, T: 01 296 2444











## Accommodation

### ENTRANCE HALL

Well-proportioned hall with access to cloaks/storage and hot press. Access to;

### LIVING ROOM

4.98 m x 4.48m

This is a spacious, light filled room with coved ceiling and access via sliding patio style doors to;

### BALCONY

6.50m x 1.36m

Sun drenched balcony with panoramic views of the Dublin Mountains and surrounding areas.

### KITCHEN/DINING ROOM

5.90m x 2.40m

Interconnecting with living room, this again enjoys a southerly aspect with ample room to dine and entertain. The galley style kitchen is fitted with an array of high gloss contemporary style units incorporating an integrated under counter fridge and freezer unit, plumbed for washing machine and space for a free standing cooker with an overhead extractor.

### BEDROOM ONE

4.08m x 3.40m

A generous double room with built-in wardrobes with mirrored sliding doors and access to;

### ENSUITE

Similar in style to main bathroom, fully tiled with suite comprising; curved shower unit and screen, with thermostatic shower valve, wall mounted w.h.b. with overhead mirror and vanity light, w.c, towel radiator and practical built-in open shelving.

### BEDROOM TWO

4.48m x 2.79m max.

A second double room with built-in wardrobes similar to main bedroom.

### BATHROOM

Modern, stylish, fully tiled bathroom with suite comprising; bath with hand held flexible shower head, wall mounted w.h.b with mirror and overhead vanity light, w.c., - with tiled floor and partially tiled walls complete with suite comprising; bath with thermostatic shower attachment, w.c., w.h.b. with an overhead mirror and vanity light, chrome towel radiator and attractive built-in full length mirror.

### GROUNDS

The development is well-maintained with allocated parking and visitors parking to the rear. To the front, smart granite style pedestrian pathways lead to the entrances surrounded by neatly cut grassed areas.



MANAGEMENT COMPANY  
MANAGEMENT COMPANY: DS22 Management Co.

SERVICE CHARGE  
€2,750 approx. per annum (subject to review)

BER  
Number: 107838294  
Output: 204.36 kWh/m<sup>2</sup>/yr.



**BER** C3







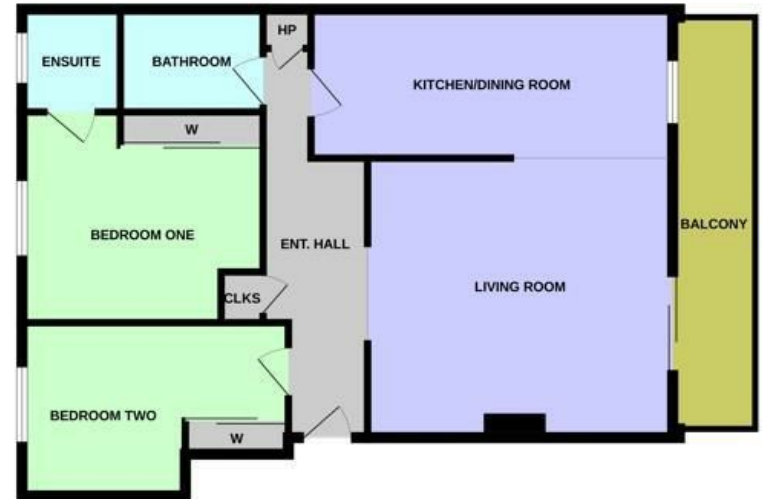






PSRA Licence No. 001293. These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

#### PENTHOUSE LEVEL



Beirne  
& Wise

Fields Corner, Upper Churchtown Road,  
Churchtown, Dublin 14,  
t: 01 296 2444  
e: info@beirnewise.ie  
www.beirnewise.ie