



60 The Ramparts, Cabinteely, Dublin 18

 **HUNTERS**  
ESTATE AGENT

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**BER C3**

# For Sale by Private Treaty

Hunters Estate Agent is pleased to present this extremely well presented, spacious two bedroom, two bathroom, 1st floor apartment that extends to approximately 70 sqm/752 sqft. 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, cloakroom, large living/dining room, a modern fitted kitchen, two double bedrooms, the master benefitting from an ensuite shower room and a bathroom. There is a large balcony area. The Ramparts enjoys an outstanding location, close to a variety of local amenities in nearby Cabinteely Village including many specialist shops, restaurants, coffee houses, bars, local library and Cornelscourt Shopping Centre (Dunnes Stores). Cabinteely Park is also close by and offers various walks, sporting and recreational amenities. The development is situated within a short distance of several transport links including the LUAS at Cherrywood, several bus routes including Dublin Bus routes 145, 84 and 84X, Bus Eireann Route 133, the Wexford Bus (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

- » Spacious 1st floor apartment
- » 2 double bedrooms, 2 bathrooms
- » Generous balcony
- » Underground parking (permit required) with direct lift access to apartment
- » Security alarm
- » Extending to 70 sqm/752 sqft
- » Excellent transport links, including LUAS, M50 and N11 (QBC).



# ACCOMMODATION

## ENTRANCE HALLWAY

3.41m x 1.37m and 1.99m x 0.94m (11'1" x 4'5") and (6'5" x 3')

Alarm panel, audio intercom handset, wood flooring.

## CLOAKROOM

0.77m x 0.76m (2'5" x 2'5")

Ample storage space with coat hooks.

## HOTPRESS

Water tank and immersion control.

## LIVING / DINING ROOM

7.14m x 3.77m (23'4" x 12'4")

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

## KITCHEN

2.99m x 2.39m (9'8" x 7'8")

Range of fitted units, 1 and ½ bowl stainless steel sink unit, tiled surround. Four ring halogen hob, extractor fan over, oven, integrated washing machine, dishwasher and fridge / freezer. Tiled floor.

## BEDROOM 1

3.42m x 3.58m (11'2" x 11'7")

Fitted wardrobes, t.v. point and door to:

## ENSUITE SHOWER ROOM

1.63m x 1.48m (5'3" x 4'8")

Step-in tiled shower unit, pedestal wash hand basin with fitted mirror and light over. W.c., fitted shelf and extractor fan. Tiled floor and part tiled walls.

## BEDROOM 2

3.58m x 2.48m (11'7" x 8'1")

Fitted wardrobes.

## BATHROOM

2.08m x 1.7m (6'8" x 5'6")

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

## BALCONY

9.62m x 1.98m (31'6" x 6'5")

North westerly facing spacious balcony.



## MANAGEMENT COMPANY

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

## SERVICE CHARGE

Approximately €2,047.86. per annum

## BER DETAILS

BER Rating: C3  
BER Number: 111085916  
Energy Performance Rating: 207.53 kWh/m<sup>2</sup>/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.

Tel: 01 289 7840.  
Email: [foxrock@huntersestateagent.ie](mailto:foxrock@huntersestateagent.ie)



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