



8 Olcovar, Shankill, Dublin 18

69.5 sq.m

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For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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DNG are excited to bring to the market No.8 Olcovar. This end of terrace, ground floor apartment is sure to tick a lot of boxes for the discerning purchaser. The very well presented interior, sun drenched balcony area overlooking the communal gardens and its exceptionally convenient location close to the Village of Shankill and all the amenities it has to offer are sure to impress.

The own door apartment features the living space to the front of the apartment and is open plan to the kitchen. The open plan living dining room is floored with attractive timber flooring with the kitchen area being tiled. There is ample room for a table and chairs in the dining area. Off the dining area is the kitchen with integrated appliances and kitchen cabinets. There are two storage cabinets, one off the entrance lobby and one in the kitchen which is plumbed for a washing machine.

The two double bedrooms come with built in wardrobes and timber floors. The bedrooms give access to the spacious decked area through glass doors and enjoy views of the very private and well maintained communal gardens beyond. The master bedroom also has an en-suite shower room with double shower and window.

Olcovar is a highly regarded development built c.2006 by Tudor Homes. Positioned on the Dublin Road in Shankill Village the development is just across the road from a number of retail units at the BBQ centre and just 600m to a wider selection of shops in Shankill village. On your doorstep is the wonderful Shanganagh Park, the transport links of Dublin Bus, Aircoach bus services and the Dart station is just 1.5km away. The Luas is also convenient to Shankill at Cherrywood.

Accommodation

Entrance Hall 1.58m x 1.34m

Living Dining 5.89m x 2.95m

Kitchen 2.65m x 2.53m

Hall 2.9m x 2.21m

Bathroom 2.33m x 1.68m

Master Bedroom 3.79m x 3.13m

En-suite 2.04m x 1.92m

Bedroom 2 3.79m x 2.58m

BER: C2

BER No. 112347927

Energy Performance Indicator: 191.1 kWh/m²/yr



Features

- End of terrace 2 bed own door apartment
- Overlooking green space from bedrooms
- Attractive timber flooring to living space and bedrooms
- 600m walk to the main street with shops and cafes
- The wonderful Shanganagh Park is nearby
- Dublin Bus and Aircoach bus routes just outside the development
- A 1.5km walk to Shankill Dart station
- Wooden Venetian blinds to all windows
- En-suite to master bedroom
- Walk in condition throughout
- Gas central heating and double glazed windows
- Designated parking space
- Generous visitor parking spaces
- Accommodation of approx. 69.5 Sq M
- Annual service charge of approx. €1139.00
- Anderson property management



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