



63 Cairnbrook Avenue, Carrickmines, Dublin 18





For Sale by Private Treaty

An absolutely immaculate interior is to be found in this creatively designed two bedroomed ground floor apartment which is finished to an exacting standard and benefits from gated designated car parking and a sheltered private terrace. Cairnbrook built by Newlyn Homes is a highly regarded upmarket residential development located off Glenamuck Road and easily accessible to both Stepside and Foxrock Villages, Leopardstown Shopping Centre and Carrickmines Retail Park with their selection of retail and service outlets and an excellent choice of local schools, churches and Dundrum Town Centre and village with its choice of major retail stores, cinema, theatre, restaurants and bars

The M50 is in on the doorstep and Sandyford and Stillorgan Business Park, Beacon Hospital and Hotel, Beacon South Quarter and Bewleys Hotel are easily accessible.

There are excellent public transport facilities available nearby including the 63, and 46d which serve the LUAS, N11, University College Dublin and the City Centre and also the 44N Nitelink Service from the City Centre. The LUAS extension, due for completion in 2010, is closeby.

There is a vast choice of sporting and recreational amenities in the nearby area which include Leopardstown Racecourse, Westwood Club, Total Fitness, a selection of pitch and putt courses, rugby and football clubs, driving range, scenic walks, Kilternan Ski slope and various equestrian facilities. Enniskerry Village and Powerscourt House and Gardens are a short drive away. Walk to the Kilternan Country Market on a Saturday morning!



Features Include

- Bright, well proportioned accommodation c. 57 Sq. M (614 Sq. Ft)
- Absolutely turn key, pristine condition
- Fitted carpets, curtains, blinds, light fittings and built-in kitchen appliances namely oven with hob, extractor fan, dishwasher and fridge/freezer included in the sale
- Gas Fired Central heating
- Quality, high specification fully fitted kitchen with integrated appliances
- Quality sanitaryware throughout with Grohe showers
- Hardwood double glazed windows throughout
- Wired for security alarm system
- Central Music System- Pre Wired for a Central Audio System
- Private sheltered terrace area.
- Designated surface car parking space approached by electronic security gates;additional visitor car parking.
- Meticulously maintained landscaped grounds within the development
- Tranquil secluded setting which belies this enviably convenient location close to the M50, Carrickmines Retail Park, Dundrum, Sandyford and LUAS



Accommodation

Reception Hallway

with oak flooring, recessed lighting, ceiling cornicing, storage press and door to

Living Room/Dining Room

4.75m x 4.75m, with oak flooring, feature solid stone fireplace with fitted coal effect gas fire, Security Intercom, recessed lighting, tv point, ceiling cornicing, French door to private terrace and opening to

Kitchen/ Dining Room:

3.3m x 2.85m, with an extensive range of built-in presses and units, quartz worktops and splashback, stainless steel sink unit, Neff oven and electric hob, stainless steel extractor fan, Electrolux dishwasher, Electrolux fridge freezer, porcelain tiled floor to kitchen area, Mynute gas fired boiler, recessed lighting, ceiling cornicing,

THERE ARE TWO BEDROOMS:

Bedroom 1

4.10m x 2.9m, with built-in wardrobe, window overlooking communal gardens

Bedroom 2

3.2m x 2.85m, with built-in wardrobe, window overlooking communal gardens

Bathroom

with white suite comprising bath with Grohe shower, part tiled walls, wc with concealed cistern and vanity wash hand basin with marble counter top and tiled splashback, fitted mirror, shaver socket, recessed lighting, tiled floor, heated towel rail

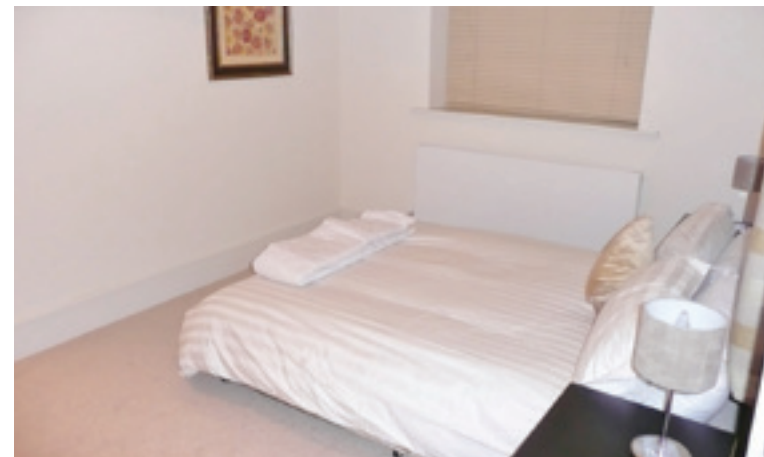
Management Agents

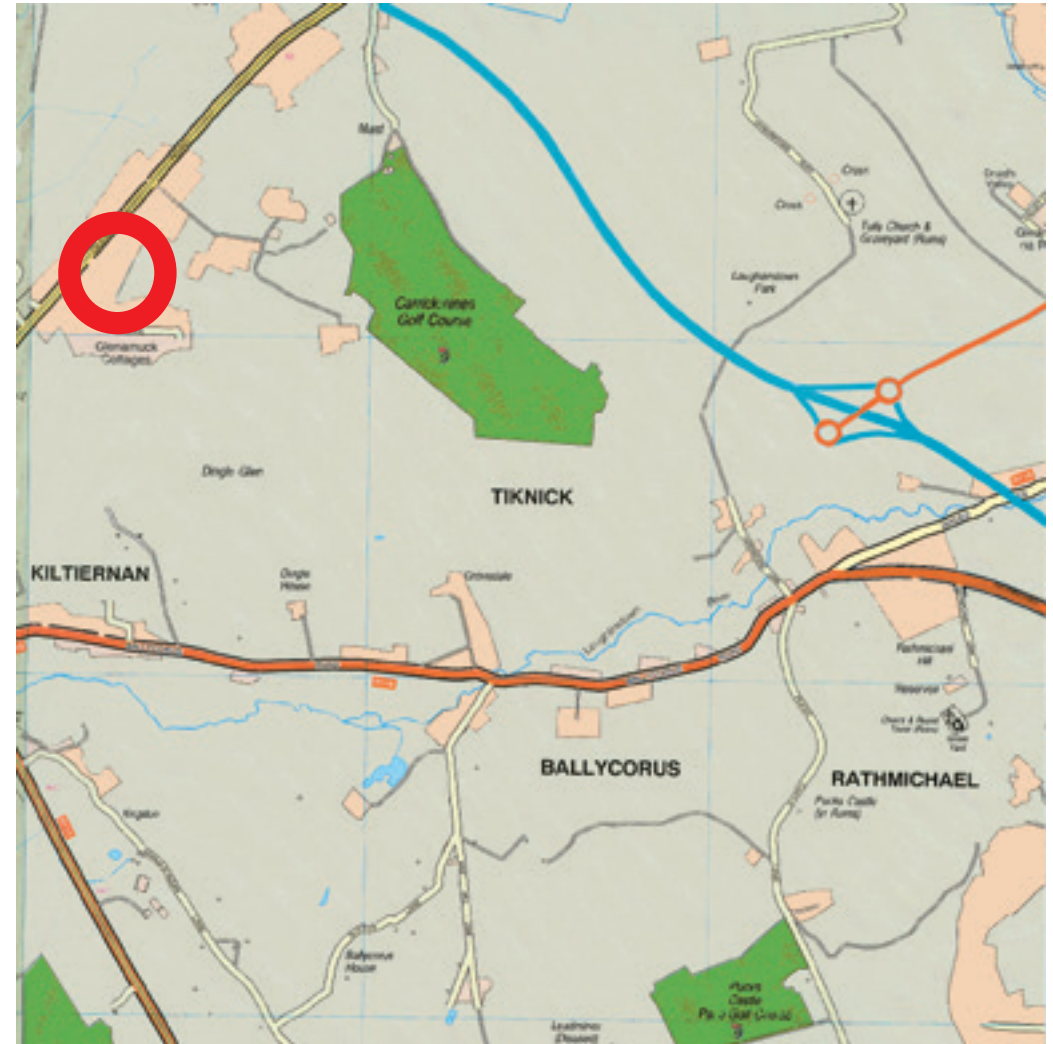
Keenan Property Management

Annual Service Charge

c. €1,795.00 Per Annum

Viewing: By prior appointment.





These particulars do not form any part of any contract and are given as 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 purchasers/lessee shall be liable for any VAT arising on the transaction.

10 Sandyford Office Park, Sandyford, Dublin 18
T 01 293 7100 F 01 293 4949 E info@morrisonestates.ie

www.morrisonestates.ie