

FOR SALE

**24 Eaglewood
Rochestown Avenue
Dun Laoghaire
Co. Dublin**

REA

BYRNE & QUIRKE



byrneandquirke.ie

DESCRIPTION

A most inviting dual aspect second floor two bedroomed apartment with a light filled interior which is fitted and finished to an exacting standard and further complemented by an open outlook over manicured communal gardens and water feature, a private balcony and designated car parking space with ample visitor parking.

Eaglewood, located off Rochestown Avenue, is within walking distance of Killiney Shopping Centre with its range of neighbourhood retail and service outlets; Cabinteely, Deansgrange and Cornelscourt are also nearby. Dun Laoghaire Town Centre with shopping centre, pier and marina and Blackrock and Dalkey Villages are all closeby. There is a selection of sporting and recreational amenities in the vicinity including Cabinteely Park, Kilgobbet Park, Killiney Golf Club and various sports clubs and leisure facilities. Cherrywood and Sandyford Business Park, the N11, M50 are all conveniently located, The LUAS at Cherrywood is a short drive away and local bus routes include a DART feeder bus to Dun Laoghaire

FEATURES

- Bright, welcoming and well-proportioned interior c. 69 Sq. M (743 Sq. Ft)
- Immaculately presented with tasteful neutral colour schemes
- Living room with enviable open outlook over communal gardens
- Fully fitted kitchen with island unit and range of appliances
- Bathrooms with quality sanitary ware
- Fitted carpets, blinds and kitchen appliances included in sale
- Gas fired central heating
- Digital security burglar alarm
- Double glazed windows
- Lift to all floors
- Designated car parking space with ample visitor parking
- Mature, well stocked and tended communal grounds with trees, pathways and water feature
- Located close to N11, M50, Cherrywood, Killiney, Cabinteely and Dun Laoghaire



ACCOMMODATION

Reception Hallway: 2.951m x 1.388m, overall- with laminate flooring, digital alarm panel, audio/visual security intercom, radiator cover and door to

Open Plan Living/Dining/Kitchen: 5.556m x 4.921m overall- plus bay window area 2.735m x 1.554m

Living Room: with laminate flooring, feature inset coal effect gas fire, alcove with shelving and storage, tv point, floor to ceiling bay window with open outlook over communal gardens

Kitchen: with an extensive range of built-in units and worktops, Neff four ring gas hob, Neff oven, Neff stainless steel extractor fan, Powerpoint dishwasher, Bosch washer/dryer, freestanding Zanussi fridge/freezer, stainless steel sink unit, Logic wall mounted gas boiler, ceramic tiled splash-back, tiled floor, feature island unit with storage

THERE ARE TWO BEDROOMS:

Bedroom 1: 3.980m x 2.695m, with built-in wardrobes and storage shelving, carpet and door to

En- Suite Shower Room: with white suite comprising wash hand basin, wc and fully tiled step in shower, tiled walls and floor, Xpelair extractor fan, heated towel rail

Bedroom 2: 4.383m x 2.594m, with built-in wardrobe, carpet

Bathroom: with white suite comprising bath with shower over, wash hand basin, wc, mosaic tiled walls, ceramic tiled floor, strip lighting, Xpelair extractor fan, mirror fronted storage unit.

BER Details: C1
BER kWh/m²/yr 164.55
BER No 112567722

Managing Agents: Wyse Property Management
Annual Service Charge: c. €2,000

Viewing: By prior appointment



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