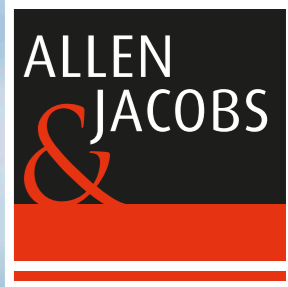


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For Sale by Private Treaty



Apt. 89 Kerry Mount, Kilgobbin Wood, Sandyford, Dublin 18.

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For Sale by Private Treaty

Apt. 89 Kerrymount, Kilgobbin Wood, Sandyford, Dublin 18..



Allen & Jacobs is delighted to bring to the market this lovely first floor Southerly orientated apartment. Presented in excellent condition throughout with well-proportioned light filled accommodation spanning a generous c.60sqm/646sqft. Benefiting from many features, including; extensive use of timber floors, master bedroom en suite, GFCH, sit out sunny balcony, landscaped grounds and designated underground parking.

The location is ideal with the Gallops Luas stop just around the corner making the journey into the City Centre, Sandyford and Cherrywood extremely convenient on the soon-to-be extended Green Line. The M50 is also only minutes away giving easy access to all major transport routes. Other amenities within easy reach by car or Luas include Dundrum, Leopardstown, Carrickmines and Stillorgan shopping centres.

Accommodation briefly comprises; entrance hall, living/dining room, kitchen, 2 double bedrooms (master en suite) and main bathroom. The apartment is situated at the end of the block and overlooks tranquil mature grounds. Ideal for first time buyer, trade down or investment.

Viewing highly recommended.

At A Glance

- Presented in excellent condition throughout
- Bright well laid out accommodation c.60sqm/646sqft
- South-westerly orientated aspect
- Overlooking tranquil mature grounds
- Sit out balcony
- GFCH
- Lift
- Double glazed windows
- Master bedroom en suite
- Extensive use of solid timber floor
- End of block
- Designated underground parking
- On street parking
- Easy Reach of M50
- Minutes' walk to LUAS Station
- Beside all amenities

Negotiator

Gary Jacobs MSCSI MRICS



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
t : 2100360 f : 2789494
e : info@allenandjacobs.ie
w : allenandjacobs.ie

Notes:

Accommodation

Entrance Hall Attractive timber floors, large airing cupboard, storage press,

Living/dining room 4.65 x 3.37 Attractive mock fire place with granite insert & heath, ceiling cornicing & center piece, attractive timber floors, sliding door to balcony

Kitchen 3.32 x 2.04 Fully fitted eye & floor level contemporary press units, stainless steel sink unit, oven, hob, extractor fan, washing machine & dishwasher; fully tiled floor; tiled splash back, porthole window

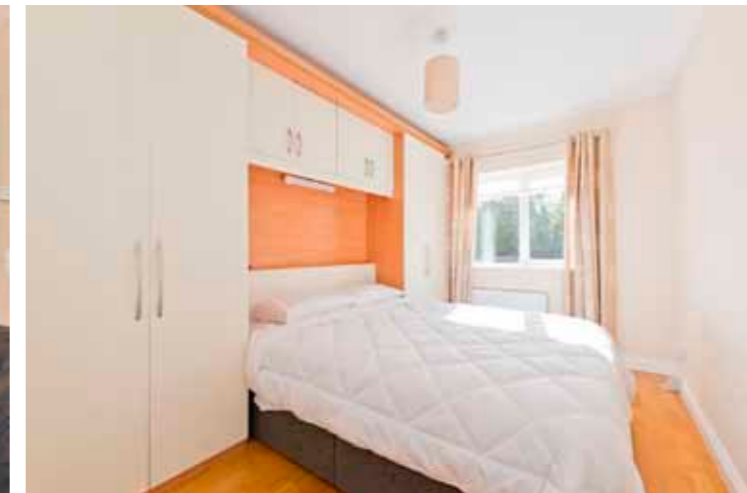


Bedroom 1 (master) 3.55 x 2.5 Extensive surround wardrobes & overhead storage, attractive timber floors

En suite Tiled shower cubicle, pedestal whb, wc, fully tiled floor; tiled splash back, fitted mirror

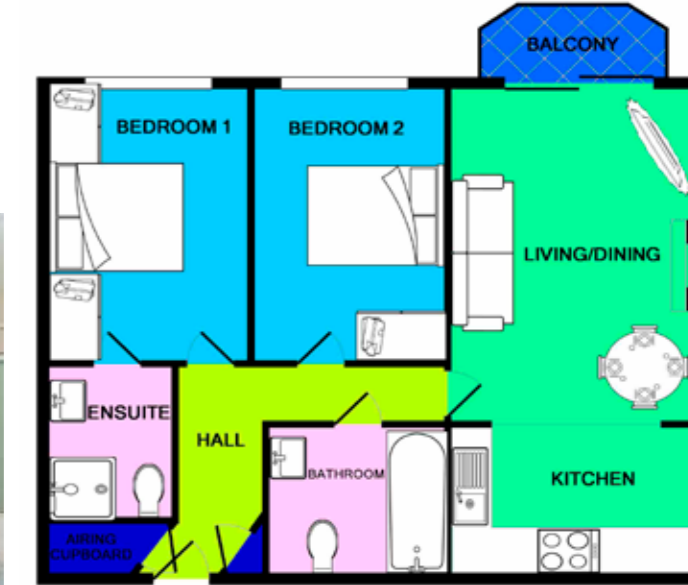
Bedroom 2 4.41 x 3.12 Fitted wardrobe, attractive timber floors

Bathroom Fitted bath with shower attachment, pedestal whb, wc, fitted mirror; shaving light, fully tiled floor



Outside

There are landscaped grounds in a central courtyard and access to designated underground parking. Mature grounds surround the development and there is on street visitor parking available.



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