



Apt 8 Clarinda Court, Clarinda Park West,
Dun Laoghaire, Co.Dublin

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie

BER D2



For Sale by Private Treaty

Hunters Estate Agent are delighted to bring to the market number 8 Clarinda Court, one of 8 Duplex style apartments located in the highly desirable location in Clarinda Park Dun Laoghaire. Number 8 has its own door entrance, not shared with any other apartment, there is a courtyard to the front of the property to sit and enjoy the morning sun. The location does not come more convenient than this, early viewing is recommended.

Internally the property is laid out over two floors with entrance level at first floor and bedroom level at ground floor. There is a separate living room and kitchen with views out over Clarinda Park tennis court. Downstairs you have two double bedrooms, the main with an ensuite and a separate bathroom. The accommodation is well proportioned and provides for excellent living accommodation. There is an external lock up storage area under the external stairs. The apartment further benefits from a car space to the rear.

Clarinda Court is located within walking distance of Sandycove, Glashule and Dun Laoghaire, with a vast array of amenities, including Dun Laoghaire Shopping Centre and Bloomfield Shopping Centre. The city centre is easily accessible via the DART which is a few minutes' walk away and via numerous bus routes including. One of the properties most attractive features is the close proximity to the coast, in particular Dun Laoghaire and Sandycove seafront.

SPECIAL FEATURES

- » Duplex style two bedroom apartment
- » Extending to 74.sq.m/800sq.ft approx.
- » Great potential for investors and owner occupiers alike
- » Close to a host of amenities
- » Carpark space to the rear
- » Location in the heart of Dun Laoghaire
- » Walking distance to Sandycove and Glashule
- » Wonderful transport links including Dart, N11 & QBC





ACCOMMODATION

ENTRANCE HALL

4.30m (14.11ft) x 1.96m (6.43ft) (Max measurement)
Access via first floor level.

KITCHEN

4.30m (14.11ft) x 2.45m (8.04ft)
Overlooking Clarinda Park, fitted wall and floor units, plumbed for washing machine and dishwasher.

LIVING AREA

3.33m (10.93ft) x 4.51m (14.80ft)
Overlooking communal area, laminate wood floors, ceiling light, cornicing, open fire with detailed surround.

BEDROOM 1

2.79m (9.15ft) x 3.62m (11.88ft)
New carpet, overlooking front garden, double room.

ENSUITE

Shower, wash-hand basin, w.c.

BEDROOM 2

3.67m (12.04ft) x 2.59m (8.50ft)
Double room to rear.

BATHROOM

2.35m (7.71ft) x 1.97m (6.46ft)
Bath with shower attachment, wash-hand basin, w.c., tiled floors.



OUTSIDE

Small garden area to the front at ground floor level. One car space to the rear.

MANAGEMENT COMPANY

Heldun Management Company CLG
Annual Service Charge: €1,569.83

BER DETAILS

BER: D2
BER Number: 111446720
Energy Performance Rating: 289.1 kwh/m2/yr

DIRECTIONS

Travelling from Dun Laoghaire town centre on Lower Georges Street heading in the direction of Sandycove, take the right-hand turn at Clarinda Park West, continue along and Clarinda Court is on your right.

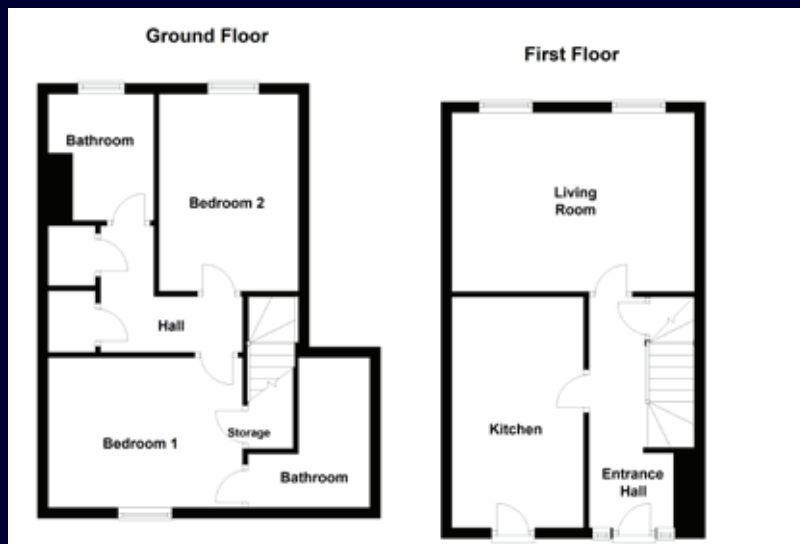
VIEWING

Strictly by appointment through Hunters Estate Agent Dalkey on 01 275 1640 or email: dalkey@huntersestateagent.ie



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