



If you are considering selling please call us today:
For a Free Valuation:
T: 01 531 3939



Ordnance Survey Ireland Licence No. AU 0066518
 PSRA No. 002964 (licence)
Allen & Jacobs Estates 107 Fosters Avenue, Mt. Merrion, Co. Dublin
 T: +353 | 2100 360 F: +353 | 2789 494 info@allenandjacobs.ie www.allenandjacobs.ie



For Sale by Private Treaty



The View, Carrickmines Manor, Glenamuck Road, Carrickmines, Dublin 18.

The above particulars are issued by Allen & Jacobs on the understanding that all negotiations are conducted through them. Every care is taken in preparing these particulars which are for guidance purposes only and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary planning permissions for use and occupation are given in good faith and are believed to be correct. The firm do not hold themselves liable for any inaccuracies and intending purchasers or tenants should not rely on them as statements or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

For Sale by Private Treaty

The View, Carrickmines Manor, Glenamuck Road, Carrickmines, Dublin 18.



Allen & Jacobs is delighted to bring to the market this stunning 2nd & 3rd floor duplex apartment in this prestigious development. Measuring approximately 98 sqm, this property is beautifully presented throughout with the accommodation briefly comprising entrance hall with under-stairs storage, guest wc, large open plan living room/dining room/kitchen, landing, 2 double bedrooms (master ensuite) and family bathroom. The apartment also boasts 2 large balconies, both enjoying very sunny south westerly aspects and lovely views over the Dublin Hills. Carrickmines offers ample communal parking.

The location is ideal with Ballyogan Wood Luas stop 10 minutes' walk away making the journey into the city centre, Sandyford and Cherrywood extremely convenient on the extended Green Line. The M50 is also only minutes away giving easy access to all major transport routes. There are numerous amenities close by to include; schools, parks, shopping, sports facilities, hospitals and public transport.

At A Glance

- Very large duplex apartment c.98sqm
- 2 private and large south westerly facing balconies
- GFCH
- Double glazed windows
- 1 designated underground parking space
- Ample communal parking
- Quiet development.
- Easy Reach of M50
- 15 Minutes' walk to LUAS Station
- Close to all amenities



Viewing

Strictly by prior appointment only with sole agents Allen & Jacobs (Southside Office)
107 Fosters Avenue
Mount Merrion, Co. Dublin
t : 2100360 f : 2789494
e : info@allenandjacobs.ie

Negotiator

Andrew Allen MIPAV MMCEPI

Notes:

Accommodation

Entrance Hall: 4.94m x 1.96m: Under-stairs storage.

Guest WC: 2.4m x 2.1m: Contemporary suite with wc & whb.

Open Plan Living Room/Dining Room/Kitchen: 6.54m x 5.32m: Timber floor. Beautiful modern kitchen with range of appliances and wall and floor units. Door to balcony.

Landing: 4.33m x 3.43m: Hot-press with duel immersion.

Bedroom 1: 5.44m x 3.03m: With built in wardrobes.

Ensuite: 2.00m x 1.86m: Contemporary bathroom suite with wc, whb and shower. Tiled wall and floor.

Bedroom 2: 3.51m x 3.87m: With built in wardrobes. Door to balcony.

Bathroom: 2.4m x 2.1m: Contemporary bathroom suite with wc, whb & bath. Tiled floor and wall.

Outside:

Beautifully landscaped grounds. Ample communal parking. Designated underground parking space.



FOR
SALE



2  2  98sq.m.

For Sale by Private Treaty



Asking Price: €325,000

The View, Carrickmines Manor, Glenamuck Road, Carrickmines, Dublin 18.

SALE
AGREED



2  2  98sq.m.

For Sale by Private Treaty



Asking Price: €325,000

The View, Carrickmines Manor, Glenamuck Road, Carrickmines, Dublin 18.

SOLD

**ALLEN
&
JACOBS**



2  2  98sq.m.

For Sale by Private Treaty

BER **C2**

Asking Price: €325,000

The View, Carrickmines Manor, Glenamuck Road, Carrickmines, Dublin 18.