

FOR SALE BY PRIVATE TREATY

Gross Internal Area: c.50 m²

BER Rating: C3 **BER Number:** 108556655 **EPI:** 209.26 kWh/m²/yr



**41 The Cammock (Block B),
Mount Brown, Kilmmainham, Dublin D08 K2Y4**



41 The Cammock (Block B), Mount Brown, Kilmainham, Dublin D08 K2Y4

This well presented two bedroom apartment comes to the market in The Cammock, Mount Brown, boasting a very accessible location on the Old Kilmainham Road, as well as a designated secure underground parking space.

The LUAS Red Line is only a short stroll from the complex and there are a number of bus routes that serve the area making the City Centre an easy and short commute. There is also a Dublin Bike station just outside the complex and both Hueston Station and links to National road networks are easily accessible.

No. 41 is situated on the fourth floor with lift access and has just been repainted throughout for the market. There is Beech flooring in the hallway, sitting room & bedrooms and the apartment is presented in good condition throughout. The bright sitting room benefits from a large window with door, which leads out to the balcony. An archway separates the sitting room and kitchen areas. Both bedrooms are of good size and both have fitted wardrobes. There is access to the balcony from one of the bedrooms and the sitting room. The bathroom has a bath with overhead electric shower and there is a large store room / cupboard off the hallway, as well as a hotpress.

The Cammock is a well maintained block and residents can enjoy the use of a communal courtyard, which overlooks the River Camac. The complex is located close to a number of well-known landmarks including St. James' Hospital and the site of the new children's hospital, Royal Hospital Kilmainham, the IMMA, Kilmainham Gaol, Irish National War Memorial Gardens and the Phoenix Park to name a few. There are also a number of local amenities close by including schools, shops, restaurants and pubs.

To arrange a viewing contact Selling Agents; Paul Tobin Estates on 01 902 0092.



FEATURES

- Alarmed
- Designated secure underground parking space
- Communal courtyard overlooking River Camac
- Gas central heating
- Sound proofed floor
- Fitted wardrobes in both bedrooms
- Good storage space
- East facing balcony
- Fourth floor
- Lift access
- Excellent location
- Short walk to LUAS Red line
- Close to bus stops
- Dublin Bike Station outside complex

ACCOMMODATION

Hallway (T-Shaped 1.36 wide at front door x 2.67 / 1.02 x 2.83) – Wooden flooring, skirting, ceiling light, radiator, alarm control panel, fuse box.

Store cupboard / room (1.48 x 1.60) – Ceiling light, boiler.

Sitting room (3.54 x 4.16) – Wooden flooring, skirting, coving, ceiling light, radiator, door to balcony, floor to ceiling window overlooking balcony, 3 double plug sockets, TV point, intercom entry phone, heating control panel.

Kitchen (1.62 x 3.01) – Fitted units, worktops, integrated electric hob & oven, washing machine, stainless steel sink & drainers, ceiling light, free standing fridge / freezer, slimline dishwasher, vinyl flooring, skirting, archway dividing kitchen & sitting room.

Balcony – East facing balcony with decking.

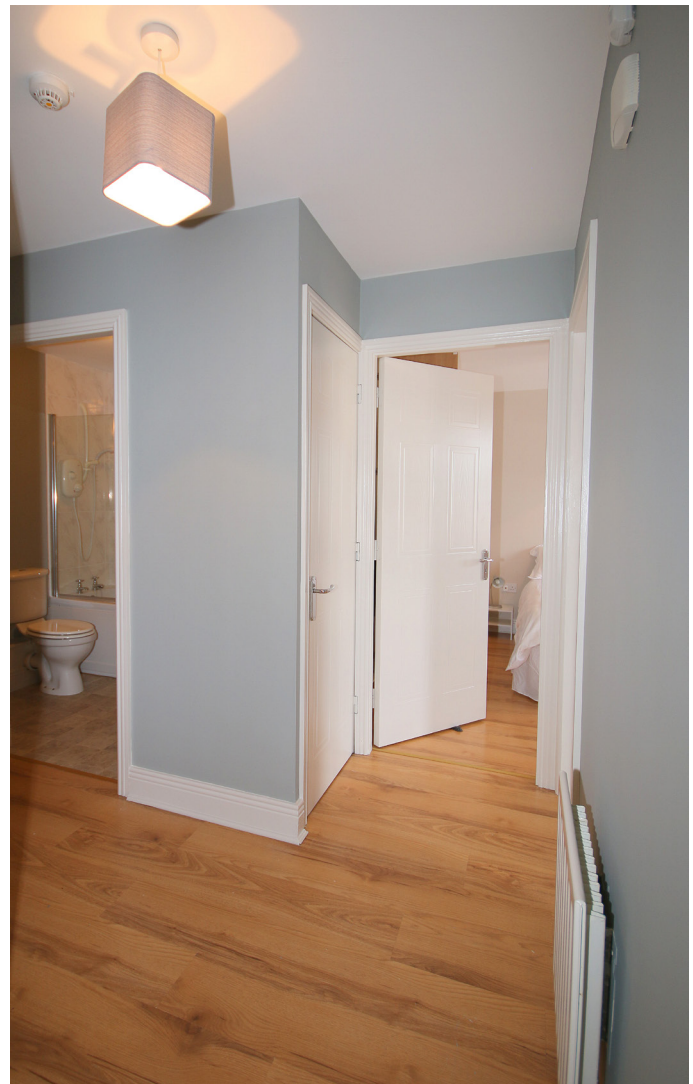
Bedroom 1 (3.88 x 3.08) – Wooden flooring, skirting, fitted wardrobe, radiator, 3 double plug sockets, window, alarm control button, ceiling light.

Bedroom 2 (2.52 x 2.83) – Wooden flooring, fitted wardrobe, skirting, ceiling light, radiator, 2 double plug sockets, door to balcony.

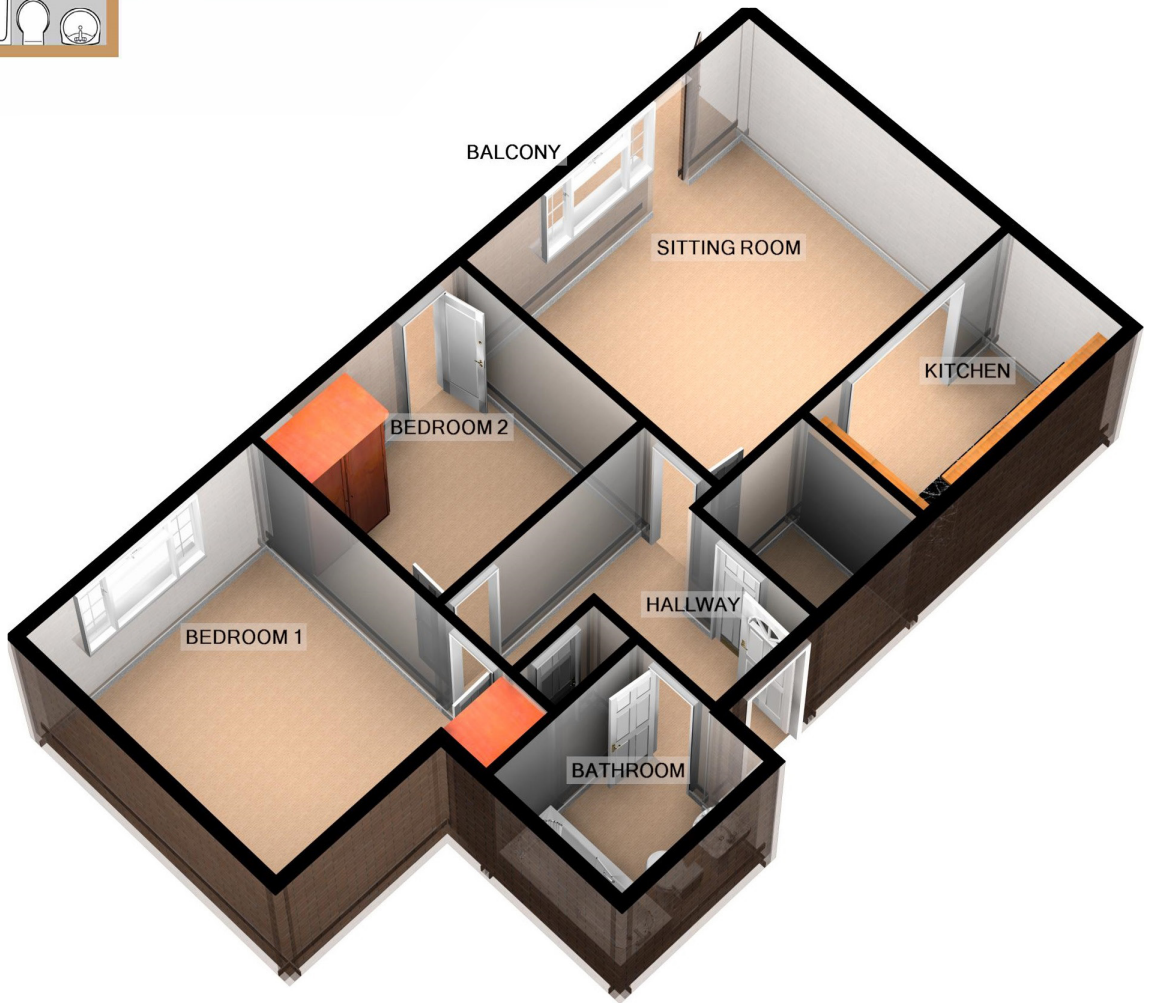
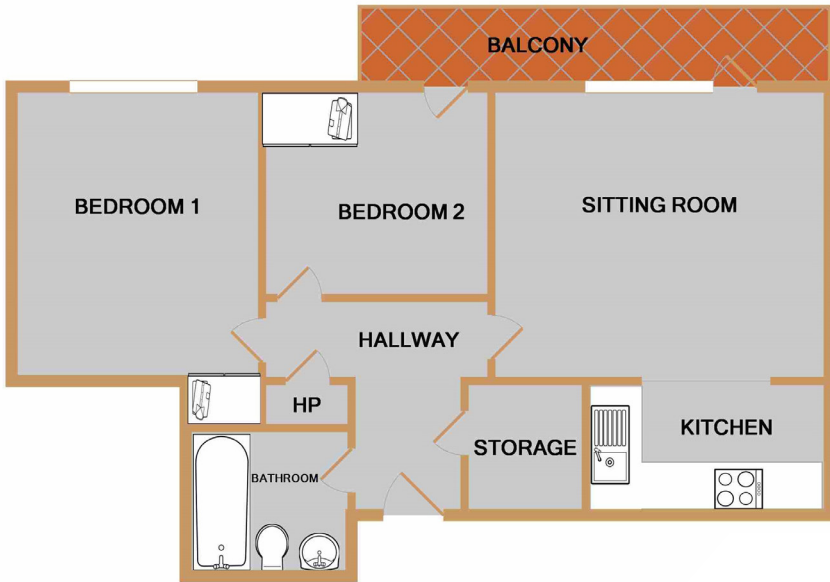
Bathroom (1.81 x 2.05) – Vinyl flooring, bath with overhead electric shower, WC, wash basin, shaving light, tiled walls around bath, radiator, ceiling light.

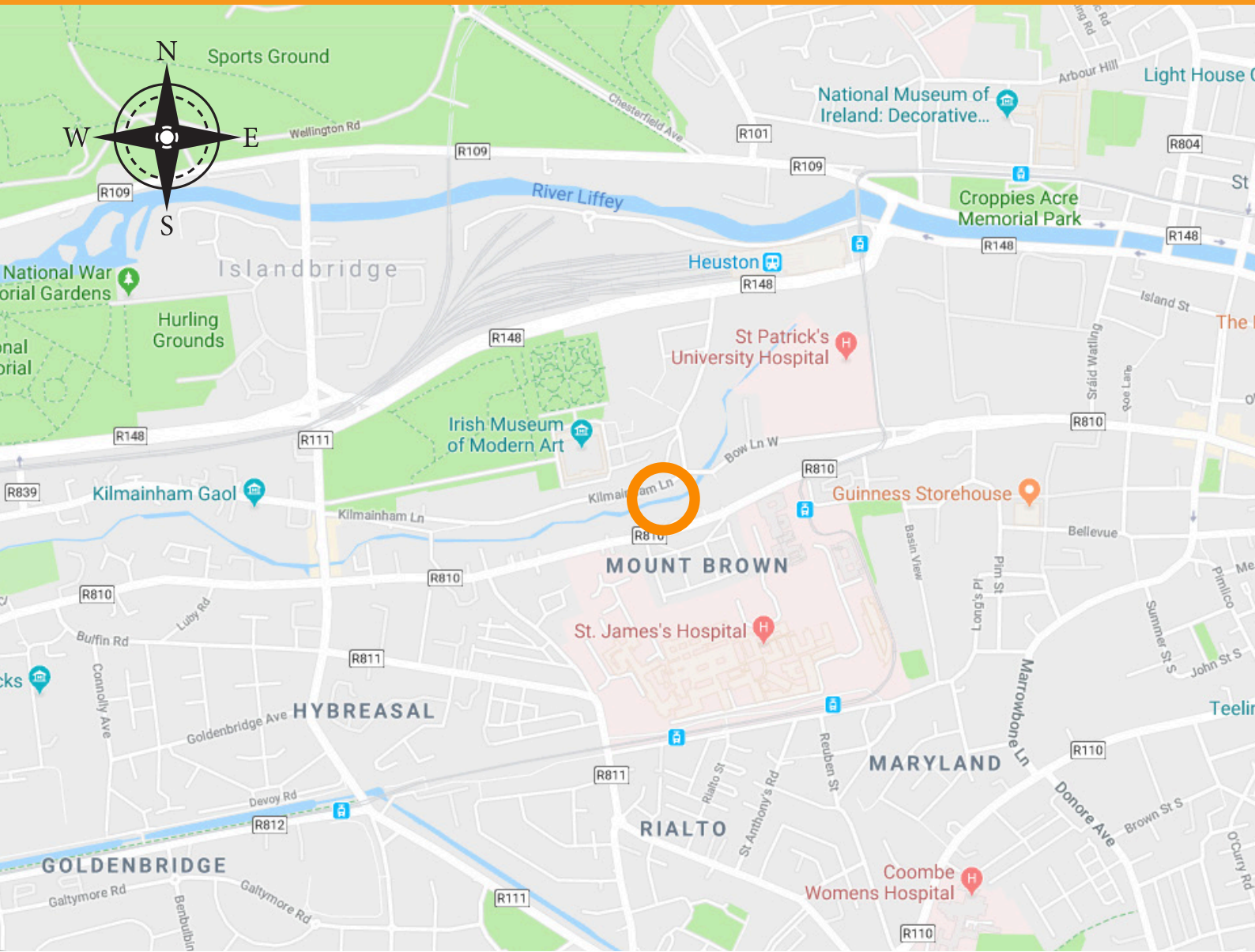
SERVICE CHARGES

€2,480.54 for 2018









Boutique Estate Agent

PSRA Licence No: 003786

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