

For Sale

Asking Price: €350,000

Sherry
FitzGerald



15 Goldstone Court,
Clogher Road,
Crumlin,
Dublin 12,
D12DW20

BER B2

sherryfitz.ie



Sherry FitzGerald is delighted to introduce Apt. 15 Goldstone Court to the market, a bright and spacious two-bedroom first floor apartment with allocated parking. Situated in this attractive and secure development within walking distance of Kimmage and Eamonn Ceannt Park.

Upon entry, the property features a spacious entrance hall that leads to two well-proportioned double bedrooms, a newly fitted bathroom, a generous storage cupboard, utility room, hot press and leading to the open plan sitting/dining room.

The sitting/dining room is of good side with a feature bay window to the front aspect with windows to the front and side aspects, decorative coving, semi-solid wood flooring, breakfast bar and leading to the kitchen area. The kitchen is fitted with matching base/wall units, ample worktop space with splashback, inset stainless steel sink with mixer tap, built-in electric oven, built-in microwave, electric hob with extractor above, plumbing for dishwasher and semi-solid wood flooring.

Bedroom One is a sizeable double bedroom with a front facing window, wall mounted radiator and semi-solid wood flooring. Bedroom Two is a good-sized double bedroom with window to front aspect, wall mounted radiator and semi-solid wood flooring. The recently re-fitted bathroom is well laid out and is fitted with a feature vanity unit with inset sink & mixer tap, WC, corner shower unit with glass sliding door, and tiled flooring.



Accommodation

Entrance Hall 1.03m x 2.81m (3'5" x 9'3"): Leading from the front door to a entrance hall that leads to two well-proportioned double bedrooms, a newly fitted bathroom, a generous storage cupboard, utility room, hot press and leading to the open plan sitting/dining room.

Open Plan Sitting/Dining Room 9.31m x 3.82m (30'7" x 12'6"): Sizeable living area with a feature bay window to the front aspect with windows to the front /side aspects, decorative coving, semi-solid wood flooring and breakfast bar.

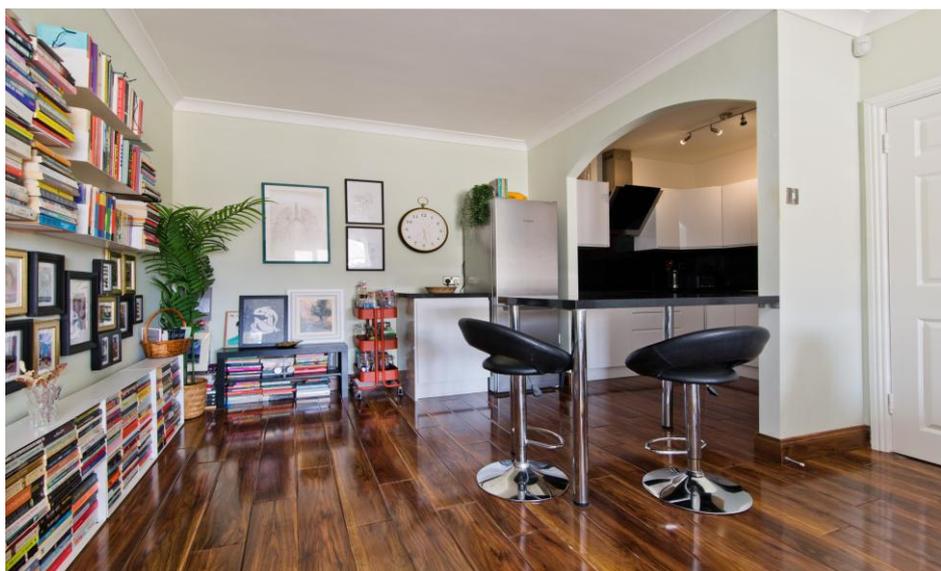
Kitchen 2.28m x 2.14m (7'6" x 7'): Fitted with matching base/wall units, ample worktop space with splashback, inset stainless steel sink with mixer tap, built-in electric oven, built-in microwave, electric hob with extractor above, plumbing for dishwasher and semi-solid wood flooring.

Bedroom 1 4.27m x 2.81m (14' x 9'3"): Sizeable double bedroom with a front facing window, wall mounted radiator and semi-solid wood flooring.

Bedroom 2 4.27m x 2.31m (14' x 7'7"): A good-sized double bedroom with window to front aspect, wall mounted radiator and semi-solid wood flooring.

Bathroom 2.27m x 1.78m (7'5" x 5'10"): Fitted with a feature vanity unit with inset sink & mixer tap, WC, corner shower unit with glass sliding door, and tiled flooring.

Outside The property further benefits from a secure designated parking space and a private communal rooftop courtyard with views of the leafy Sundrive Park.





Outside:

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Special Features & Services

- Stunning two-bedroom apartment
- Excellent decorative order throughout
- Fully renovated with upgrades to the heating and plumbing
- Private parking.
- Storage Lock-up in basement
- Excellent location
- Management Fee's - €2300 per annum

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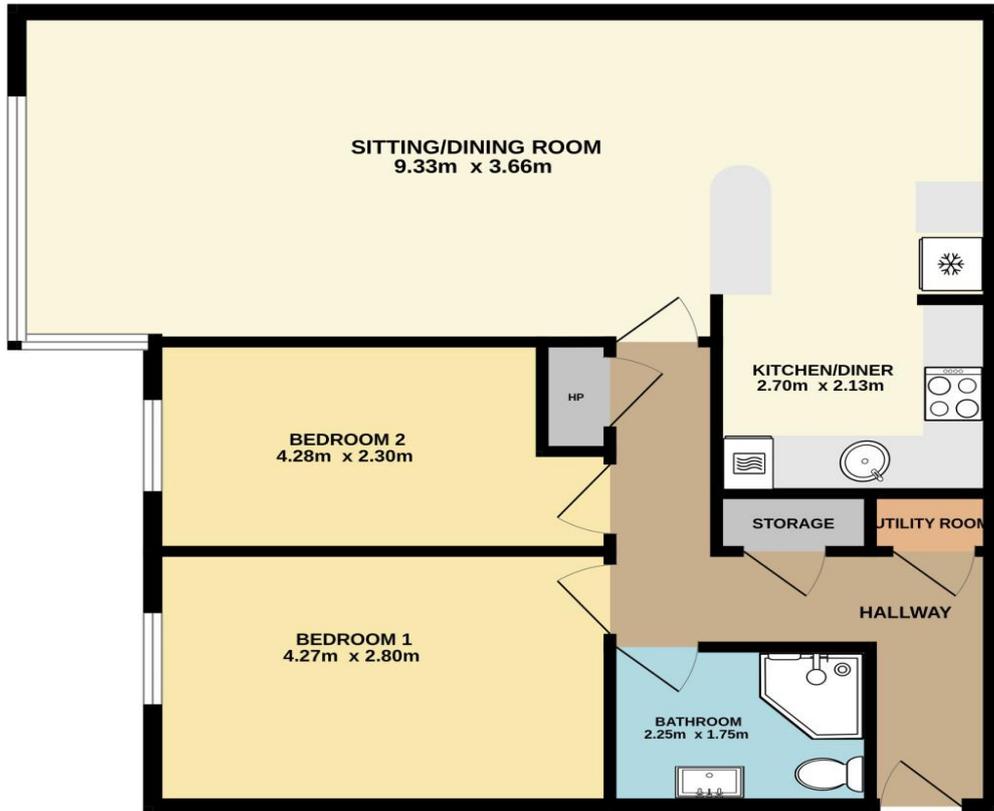


Location:

The location boasts a wealth of amenities both social and essential for everyday living, including shops, schools, church, bars, restaurants, excellent transport links including bus and Luas. The Coombe, St. James and Crumlin Children's Hospitals are within easy reach. The city centre is approx. 30-minute walk.



FIRST FLOOR



Not to scale, identification only
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MORTGAGE ADVICE
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SOLICITOR

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
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