



151 Westminster, Castle Court, Kilgobbin Wood, Sandyford, Dublin 18

BER C2

**Morrison
Estates**

Sales and Lettings



For Sale by Private Treaty

A top floor two bedroomed penthouse apartment in a choice corner position with an open outlook from every window and attic storage area. Internally discover a fresh and welcoming interior which has recently been redecorated and re-carpeted and is further enhanced by a private balcony with a southerly aspect and access from both the living room and main bedroom. All to be found in a choice cul-de-sac location in this highly regarded development set in an idyllic setting amid extensive landscaped communal grounds and gardens.

Stepaside and Sandyford Villages are nearby with their choice of speciality stores, bars and restaurants as is Leopardstown Shopping Centre with Dunnes Stores and there is a choice of schools and churches in the vicinity. Dundrum Town Centre and village with its choice of major retail stores, cinema, theatre, restaurants and bars are also close by.

The Sandyford Business Park, Central Park, Carrickmines Retail Park, Beacon Hotel, Beacon Hospital and Bewley's Hotel are easily accessible.

There are excellent public transport facilities available nearby including a regular bus service and the The Gallops LUAS stop is a short stroll away.

There is a vast choice of sporting and recreational amenities in the nearby area which include Leopardstown Racecourse, Westwood Club, a selection of pitch and putt courses, driving range, Kiltarnan Ski slope, rugby clubs and various equestrian facilities. Enniskerry Village and Powerscourt House and Gardens are a short drive away.

The Samuel Beckett Civic and Sports Campus is under construction; it will provide full size sports pitches, junior and senior pitches, skate area, playground area, 18 acre park, sports hall with swimming pool, community centre, crèche and library.



Features Include

- Bright, well proportioned accommodation c. 65 Sq. M (700 Sq. Ft)
- Top floor corner apartment with open outlook from all aspects
- Absolutely turn key, pristine condition
- Recently redecorated and repainted throughout
- Fitted carpets, curtains, light fittings and kitchen appliances namely oven with hob, extractor fan, dishwasher, washing machine, microwave and fridge/freezer included in the sale together with all loose furniture to include couch, armchair, dining table and chairs and beds,
- Gas Fired Central heating
- Quality, high specification fully fitted kitchen with range of appliances
- PVC Double glazed windows throughout
- Wired for burglar alarm system
- Designated underground car parking space and generous additional parking
- Private balcony with southerly aspect, open outlook and dual access from living room and main bedroom
- Meticulously maintained communal landscaped grounds within the development
- Enviably convenient location close to the The Gallops LUAS stop, M50, Carrickmines Retail Park, Dundrum, Sandyford



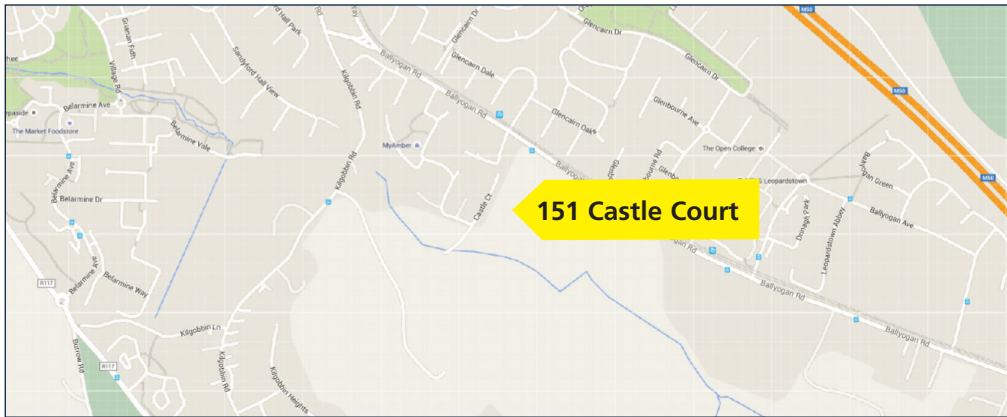
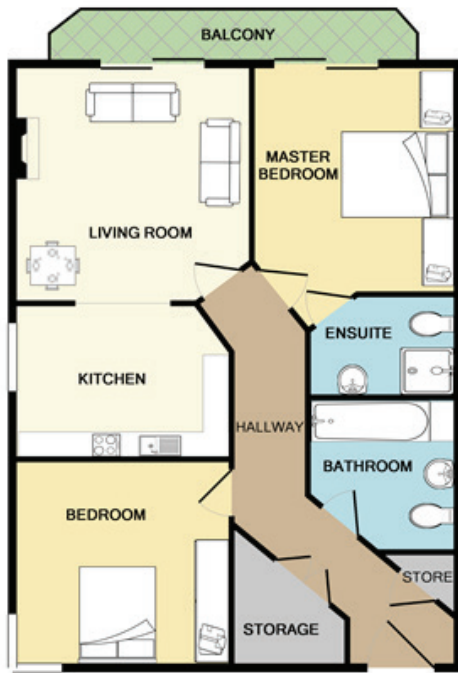
Accommodation

- Entrance Hall:** with oak effect laminate flooring, attic access, timed immersion heater
- Living Room:** 4.18m x 3.9m, with feature sandstone fireplace with granite inset and hearth, insert electric fire with brass surround, oak effect laminate, security intercom, ceiling coving and centre rose, t.v point, sliding doors to balcony with open outlook, and arch to
- Kitchen/ Dining Room:** 4.18m x 2.5m, with bright picture window and an extensive range of built-in units and worktops, one and a half bowl stainless steel sink unit, Zanussi built-in oven and hob, Faber stainless steel sink unit, Indesit washing machine, Hotpoint dishwasher, Electrolux integrated fridge/freezer, microwave, Baxi gas fired boiler, tiled splashback and ceramic tiled floor
- Storage Press
- Double Doors to Walk-In Hotpress- extensive shelved storage
- THERE ARE TWO BEDROOMS:**
- Master Bedroom:** 4.14m 3.1m, with an extensive range of built-in wardrobes with overhead storage and shelf over bed, newly fitted carpet, sliding door to balcony and door to
- En-Suite Shower Room:** with fully tiled step in shower with glass door, wash hand basin with tiled splashback and fitted light over, wc, ceramic tiled floor, extractor fan
- Bedroom 2:** 4.16m 2.44m, with feature corner window, with range of built-in wardrobes, newly fitted carpet
- Bathroom:** with white suite comprising bath with shower over, wash hand basin with tiled splashback and fitted mirror over, extractor fan, ceramic tiled floor
- Management Agents:** Cuala Property Management
- Annual Service Charge:** €1,275.00
- BER Rating:** C2
- BER Number:** 10021317317
- Energy Performance Indicator:** 185.56 kWh/m2/yr

Viewing:

By prior appointment.





These particulars do not form any part of any contract and are given as guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessee shall be liable for any VAT arising on the transaction.

PSRA License No. 002958

Thinking of Selling? Contact us to arrange a complimentary Sales Appraisal of your property.



10 Sandyford Office Park, Sandyford, Dublin 18
 T 01 293 7100 F 01 293 4949 E info@morrisonestates.ie
 W www.morrisonestates.ie