



50 Hunters Avenue, Hunterswood,  
Ballycullen, Dublin 24

 **HUNTERS**  
ESTATE AGENT

[www.huntersestateagent.ie](http://www.huntersestateagent.ie)

**BER D1**



# For Sale by Private Treaty

Hunters Estate Agent are delighted to launch this superb duplex apartment to the market extending to a spacious 86sq.m/933sq.ft. Set over the top two floors of this small apartment block this penthouse apartment offers both owner occupiers and investors alike a superb opportunity to acquire a generous and well-presented turn key property. From its stunning private roof terrace there are wonderful views over the rooftops to the Dublin mountains. Throughout the property benefits from a wonderful quality of light. Built in 2003 this mature development has an excellent reputation and viewing is highly recommended.

Upon entering the property one is welcomed by a generous hall. There is a large and bright open plan kitchen/dining/family room area running the full width of the apartment with built in kitchen and double doors opening to a balcony. There are two generous double bedrooms with the master benefitting from an ensuite and there is a further well equipped family bathroom. Rising to the top floor one finds a further living area which opens to the large roof terrace with bright aspect.

The large private roof terrace is a particularly special feature of this property and acts as a third living area for the owners over the summer months.

The Hunterswood development is set just off the Ballycullen road. The property is ideally located close to a variety of amenities including Supervalu Knocklyon, Woodstown Shopping Centre and Lidl at Ballycullen along with excellent schools such as Scoil Mhuire, Firhouse Educate Together, Colaiste Eanna, St. Colmcille's junior and senior schools and pre-school childcare. The ever reliable 15, 65b & 15b buses offer easy access, whilst the M50 offers access to the national road network. Leisure and sports facilities are available in abundance with St. Enda Park, Marlay Park and Bushy Park all within easy reach not to mention the Dublin Mountains on your doorstep with lovely walks at the Hellfire Club and Massy's Wood, not to mention Cruagh and Tibbradden just around the corner.

Viewing is highly recommended.

## SPECIAL FEATURES

- » Extending to a spacious 86sq.m/933sq.ft
- » Stunning 2-bedroom duplex penthouse
- » Large private roof terrace
- » Double glazed throughout
- » Stunning views of Dublin mountains
- » Master bedroom ensuite
- » Two double bedrooms
- » Fitted wardrobes
- » Ample communal Parking
- » Excellent location
- » Bus stops including 15/15b & 65b close by
- » Easy Access to the M50.







# ACCOMMODATION

## ENTRANCE LEVEL

### ENTRANCE HALL

Tiles floor, storage heater, staircase to the 1st floor, ceiling light, intercom, alarm panel, door to hotpress with insulated immersion tank, shelved for storage.

### LIVING AREA

4.49m x 3.70m (14'8" x 12'1")

Wooden floor, ceiling lights, Folens doors to balcony, t.v. point.

### KITCHEN AREA

2.72m x 3.72m (8'11" x 12'2")

Tiled floor, built in oak wall and floor units, four ring AEG hob, integrated Ignis oven, Zanussi washing machine, Hotpoint fridge freezer, stainless steel extractor fan, recessed lighting, stainless steel sink with draining board, AEG integrated dishwasher, large picture window.

### MASTER BEDROOM

5.30m x 3.34m (17'4" x 10'11")

Carpet, large built in wardrobe, ceiling light, curtain pole, pair of curtains, wall mounted timed electric radiator, t.v. point, mirror, 3 drawer vanity unit.

### ENSUITE

2.22m x 1.47m (7'3" x 4'9")

Tiled walls and floor, pedestal sink, w.c, double chrome and glass shower enclosure eoling light, storage unit, creda wall mounted radiator, window blind.

### BEDROOM 2

4.23m x 2.89m (13'10" x 9'5")

Carpet, ceiling light, curtain pole, built in wardrobe and shelving, wall mounted timed electric radiator, understairs storage.

## BATHROOM

1.74m x 2.09m (5'8" x 6'10")

Tiled floor, whirlpool bath, w.c. sink with vanity unit, mirror, Creda electric convector heater, concertina glass and chrome bath screen, bath/shower mixer tap.

## UPSTAIRS

### SITTING ROOM

3.96m x 4.51m (12'11" x 14'9")

Wooden floor, glass and chrome wall lights, glass block bar, curtain pole, French doors to private roof terrace.

## OUTSIDE

### BALCONY

2.41m x 1.35m (7'10" x 4'5")

Glass and wooden balustrade, timber decking.

### PRIVATE ROOF TERRACE

7.10m x 10m (23'3" x 32'9")

Exceptional large private roof terrace with timber deck, wooden cladding, external lighting, planted raised beds, timber storage shed and stunning views over both the city and towards the foothills of the Dublin Mountains.



## MANAGEMENT COMPANY

Keenan Property Management Ltd,  
13-14 Woodford Court,  
Woodford Business Park,  
Santry,  
Dublin 17

Current Service Charge €1,618.69

## BER DETAILS

BER: D1  
BER Number: 111115176  
Energy Performance Rating: 226.91kwh/m2/yr

## DIRECTIONS

Travelling Southbound on the M50, take exit at Junction 12. Turn right at the top of the slip road and continue over the M50. Turn left onto Ballycullen Road and continue straight through the first roundabout. Take the third right into Hunters Avenue. Follow the road around taking the second right No 50 Hunters Avenue will be identified by our for sale board.

## VIEWING

Strictly by appointment through Hunters Estate Agent Rathfarnham on 01 493 5410 or email: [rathfarnham@huntersestateagent.ie](mailto:rathfarnham@huntersestateagent.ie)



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Waterloo Exchange, Waterloo Road, Dublin 4  
2 Brighton Road, Foxrock, Dublin 18  
PSRA Licence no: 001631



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