



47 West Courtyard, Tullyvale,  
Cabinteely, Dublin 18

 **HUNTERS**  
ESTATE AGENT

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

**BER C3**

# For Sale by Private Treaty

Hunters Estate Agent is delighted to bring no. 47 West Courtyard in Tullyvale to the market.

No. 47 is a well presented ground floor, two bedroom apartment (master ensuite), extending to c. 66.5 sqm / 715 sqft with the additional bonus of a sunny westerly facing decked balcony area. This apartment will appeal to investors and owner occupiers alike.

The Luas stop at Cherrywood is a leisurely 3-minute stroll. The M50, exit 16 and N11 (QBC) are a short drive away. Tullyvale is a modern and well thought out development with secure underground parking, landscaped gardens and attractive water features. Equipped with a private gym and swimming pool for the exclusive use of residents. The development also benefits from an on-site crèche, The Park Academy. The development is also close to Cabinteely and Shankill villages and Dun Laoghaire Town centre.

Project Cherrywood is going to bring a big change to the area, with plans to have the Cherrywood Luas stop at street level in the heart of a new town centre, there will be a variety of retailers including shops, boutiques, cinema, and other leisure and entertainment outlets as well as restaurants, bars and a hotel. There will also be three significant new parks. Cherrywood Business Park is located opposite the development which has shops, cafes and a Ben Dunne leisure facility.

Viewing is highly recommended.



## SPECIAL FEATURES

- » Bright and spacious 2 bed, ground floor apartment
- » Extending to 66.5 sq.m / 715 sq.ft.
- » Equipped with a private gym and swimming pool for the residents, c. €80 per annum per person (not compulsory)
- » Gas fired central heating
- » Double glazed windows throughout
- » One designated car parking space (no 470 East Courtyard) and visitors parking
- » Two crèches within minutes away
- » Adjacent to Project Cherrywood (new town centre)
- » Luas Green Line within a 3-minute walk
- » Excellent transport links (Luas, M50, N11)

## ACCOMMODATION

### ENTRANCE HALLWAY

4.18m x 1.24m and 2.25m x 1.06m (13'7" x 4' and 7'4" x 3'5")

Laminate floors, hotpress with water tank and shelving.

### KITCHEN

3.35m x 1.9m (11' x 6'2")

Range of fitted units, worktop, stainless steel sink unit, four ring hob with oven under and extractor fan over, provision for fridge / freezer, washing machine and dishwasher.

### LIVING / DINING AREA

4.82m x 3.76m (15'8" x 12'3")

Timber fireplace with marble surround and gas fire insert, laminate floor, video intercom and door to balcony.

### BEDROOM 1

4.18m x 3.15m (13'7" x 10'3")

Fitted wardrobes.

### ENSUITE

1.77m x 1.92m (5'8" x 6'3")

Step-in tiled shower unit, w.c., pedestal wash hand basin with fitted mirror and light over.

### BEDROOM 2

3.61m x 2.81m (11'8" x 9'2")

Fitted wardrobe

### BATHROOM

2.11m x 2.09m (6'9" x 6'8")

Bath with shower attachment, w.c., pedestal wash hand basin, fitted mirror and light over, partly tiled walls and tiled floor.



## OUTSIDE

### Balcony

West facing decked balcony.

## MANAGEMENT COMPANY

Anderson Property Management, 1-2 Windsor Terrace, Glasthule, Dunlaoghaire, Co Dublin

## SERVICE CHARGE

€1,259.00 per annum

## BER DETAILS

BER Rating: C3

BER Number: 110573680

Energy Performance Rating: 223.42 kWh/m<sup>2</sup>/yr

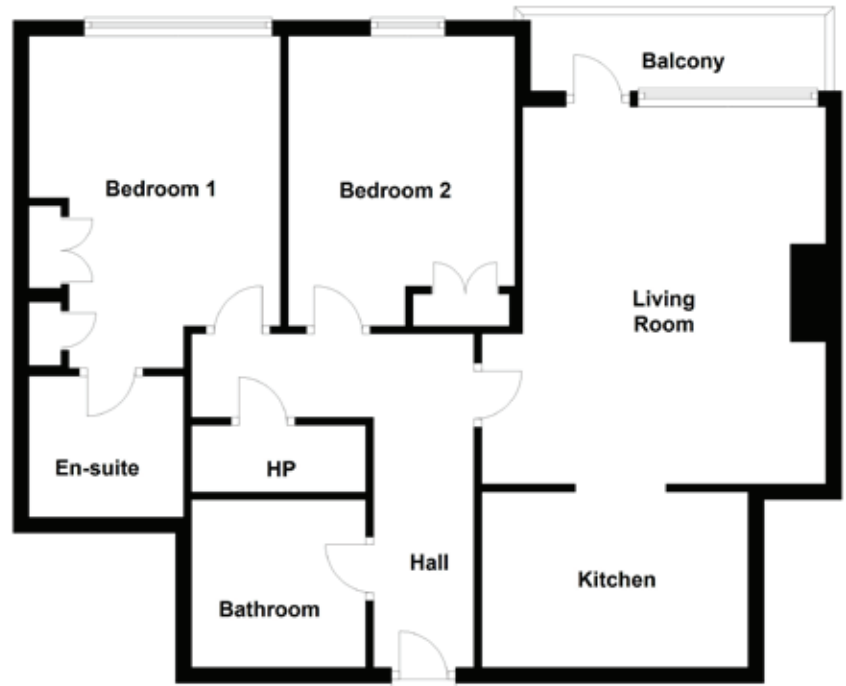
## DIRECTIONS

Traveling south from the city on the N11 take the Cherrywood exit and turn right at the traffic lights. At the next set of lights, turn right onto Valley Drive. Take the next right into Tullyvale and West Courtyard is on the far side of the complex.

## VIEWING

Strictly by prior appointment with sole selling agents. Hunters Estate Agent, Foxrock on Ph: 01 289 7840 or email: foxrock@huntersestateagent.ie

## Floor Plan



Not to scale. For identification purposes only.



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