



6 Hawthorn House, The Walk,
Carrickmines Green, Dublin 18

 **HUNTERS**
ESTATE AGENT

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BER A3



For Sale by Private Treaty

Hunters Estate Agent are delighted to launch to the market this wonderful A3-rated two bed first floor apartment extending to c. 86.2 sq. m./ 957 sq. ft. with large outdoor balcony area. Number 6 Hawthorn House is located within this small and attractive development, built c. 2018 and finished to an extremely high specification. The development consists of fourteen 2 and 3 bedroom apartments situated just off exit 15 on the M50 offering easy access to Dublin Airport, Dun Laoghaire and all main routes nationwide.

Apt 6, enjoys easy access via an elegant lobby area. Inside the apartment, one is welcomed by a spacious hallway which includes a large walk-in cloaks and boots cupboard with plentiful storage as well as an ample hotpress.

The main open plan kitchen/living/dining area has immense appeal, with dual aspect and access out to a very spacious balcony with views to the mountains. This light filled space oozes style and elegance and has been tastefully presented by the current owners and includes a BeSpace contemporary kitchen, a comfortable seating area and an ample dining area. Both of the double bedrooms are bright and airy with quality fitted wardrobes with the main bedroom benefitting from a generous and stylish ensuite. In addition, there is another spacious guest bathroom with bath.

The finish throughout is second to none and includes bespoke kitchen and wardrobes by BeSpace, stylish bathroom suites with quality sanitary wear and tiling, air to water heat pump, heat recovery ventilation system, to name but a few. The property is further complimented by an underground designated parking space and private storage area as well as ample visitor spaces at ground level.

Throughout, the apartment benefits from a wonderful quality of space and light with a wonderful outlook towards the Dublin mountains.

Hawthorn House, set within the Carrickmines Green development is a highly sought-after small apartment complex with a children's creche and a Spar located adjacent. It is close to a host of local amenities including a great selection of eateries and shops in Carrickmines Retail Park, Foxrock, Cabinteely and Stepside villages, and the lovely new Fernhill Park and The Park, Cabinteely, are just minutes away. Schools are also well catered for with Our Lady of The Wayside, Gaelscoil Thaobh na Coille, Kilternan Church of Ireland NS, Stepside Educate Together, St Brigid's National school, the new John Scottus senior school and Rosemount School. There is a vast choice of sporting and sports and leisure facilities in the nearby area which include Leopardstown Racecourse, Westwood Club, Foxrock and Carrickmines Golf clubs and Carrickmines Croquet and Lawn Tennis Club. There are excellent transport links offering easy access to the M50, the N11, Sandyford Business Park, Beacon South Quarter and Dundrum Town Centre. The LUAS stop is less than 10 minutes' walk away and the area is serviced by Dublin Bus.

Viewing is highly recommended.

SPECIAL FEATURES

- » Beautifully presented 1st floor dual aspect apartment built c. 2018.
- » Light filled interiors extending to c. 86.2 sq. m./ 957 sq. ft.
- » Wired for security alarm.
- » Air filtration system.
- » High quality BeSpace kitchen and wardrobes.
- » A3 rated with double glazed windows and gas fired central heating.
- » Paxton audio/video intercom.
- » Sonoff touch lighting system.
- » West facing balcony with access from living room and bedroom 2.
- » Allocated parking on -2 and private storage unit on -1
- » Close to a host of amenities and transport links.





ACCOMMODATION

ENTRANCE HALL:

Wide plank American oak flooring. Walk in cloaks and boots cupboard with an abundance of storage.

HOTPRESS:

Stelflow water cylinder.

KITCHEN/DINING/LIVING:

8.05m x 4.4m

Kitchen/Dining Area;

Superb BeSpace fitted kitchen incorporating illuminated worktop areas and splashback with a stainless steel sink unit. Quality Zanussi appliances to include a built-in oven, hob and concealed extractor fan and an integrated fridge freezer and dish washer. Built-in Siemens washing machine, tiled floor and recessed lighting.

LIVING AREA:

Wide plank American oak floor. Dual aspect room enjoying an abundance of natural light. Access to a sunny south west facing balcony.

MAIN BEDROOM:

5.26m x 3.25m

Floor to ceiling fitted wardrobe, wide plank American oak floor.

ENSUITE:

2.07m x 1.41

White Twyford suite incorporating a fully tiled shower unit, pedestal wash hand basin, illuminated wall mirror, medicine cabinet and WC. Tiled walls and floor.

BEDROOM 2:

4.81m x 2.59m

Floor to ceiling fitted wardrobe, wide plank American oak floor. Access to balcony.

MAIN BATHROOM:

2.29 x 1.93

White Twyford suite incorporating a bath, pedestal wash hand basin, illuminated wall mirror, medicine cabinet and WC. Tiled walls and floor



OUTSIDE:

The property enjoys a sunny west facing balcony ideal for al fresco dining with views of the Dublin mountains. There is a storage unit at level -1 with adequate space for bikes and boxes. Designated parking space underground at level -2, space number 20, and ample visitor surface parking.

MANAGEMENT COMPANY:

Care Property Management
Service Charge: c. €1,900 per annum.

BER:

BER Rating: A3
BER Number: 110845716
Energy Performance Indicator: 50.54 kWh/m²/yr

VIEWING

Strictly by prior appointment through sole selling agent, Hunters Estate Agent, Foxrock.
Tel: 01 289 7840. Email: foxrock@huntersestateagent.ie.



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