



## 13 Cairnbrook Hall

Carrickmines, Dublin 18, D18 RR20

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## For Sale by Private Treaty

A bright and modern interior is to be found in this very spacious and stylish second floor one bedroom apartment which is finished to the highest standard and presented in pristine walk in condition, having recently undergone upgrading throughout to include a full bathroom refit and upgraded kitchen tiling and benefits from a bright outlook from the living room, all set out in a gated development with a designated car parking space, and visitor parking.

The internal accommodation includes entrance hall, large open plan living area with dining area, separate kitchen which has been upgraded with tiling to ceiling and sliding glass doors to separate the space from living area. There is a large double bedroom and the bathroom has been entirely upgraded with a modern re-fit to include a free standing bath and marble worktops and extensive tiling. The large hallway has two storage areas and is fully tiled and there is oak hardwood flooring in living room and bedroom.

Cairnbrook built by Newlyn Homes is a modern upmarket residential development located off Glenamuck Road and easily accessible to both Stepside and Foxrock Villages, Leopardstown Shopping Centre and Carrickmines Retail Park with their selection of retail and service outlets and an excellent choice of local schools, Churches and Dundrum Town Centre and village with its choice of major retail stores, cinema, theatre, restaurants and bars. The M50 is in on the doorstep and Sandyford and Stillorgan Business Regions, Beacon Hospital, Beacon South Quarter and Clayton Hotel are easily accessible. There are excellent public transport facilities available nearby including the 63, and 46d which serve the LUAS, N11, University College Dublin and the City Centre and also the 44N Nitelink Service from the City Centre. The LUAS is within walking distance. 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, rugby and football clubs, driving range, scenic walks, Kilternan Ski slope and various equestrian facilities. Enniskerry Village and Powerscourt House and Gardens are a short drive away.

### Features-

- Bright, well proportioned accommodation c. 67 Sq. M ( 720 Sq. Ft)
- Prime Dublin 18 location in this exclusive upmarket development
- Vacant possession, absolutely turn key, pristine condition and ready to move into
- Fitted blinds, light fittings and built-in kitchen appliances namely oven with hob, extractor fan, dishwasher, washer/dryer and fridge/freezer included in the sale

- Gas Fired Central heating
- Quality, high specification fully fitted kitchen with integrated appliances
- Upgraded bathroom with marble worktop upgrade and quality sanitaryware throughout
- Hardwood double glazed windows throughout
- Wired for Security Alarm system
- Central Music System- Pre Wired for a Central Audio System
- Designated surface car parking space approached by electronic security gates;additional visitor car parking
- Meticulously maintained landscaped grounds within the development
- Tranquil secluded setting, convenient location close to the M50, Carrickmines Retail Park, Dundrum, Sandyford and LUAS

### Accommodation-

**Reception Hallway:** with newly tiled flooring, recessed lighting, ceiling cornicing, two storage cupboards and door to

**Open Plan Living Room/Dining Room:** 6.52m x 4.40m overall, with feature high ceilings, oak hardwood wooden flooring, feature solid stone fireplace with fitted coal effect gas fire, audio/visual security intercom, recessed lighting, tv point, ceiling cornicing , two feature windows with bright open outlook and double glass doors opening to

**Kitchen:** 2.68m x 2.64m, with an extensive range of built-in presses and units, quartz worktops and splashback tiling which has been re-tiled to ceiling feature, stainless steel sink unit, Neff oven and electric hob, stainless steel extractor fan, Electrolux dishwasher, Electrolux fridge freezer, Electrolux washer/dryer, Vokera gas fired boiler, ceramic tiled floor

**Bedroom:** 3.95m x 3.85m overall, luxury layout with range of built-in wardrobes, feature window overlooking rear aspect

**Bathroom - Shower Room:** 2.75m x 2.43m with newly refreshed bathroom style with fully tiled floor to ceiling tiling including white suite comprising free standing bath, fully tiled step-in shower, wc, pair of vanity wash hand basins set in marble worktops with fitted mirror over and recessed lighting, shaver socket, heated towel rail, ceramic tiled floor, extractor fan

**Management Agents:** Indigo Property Management

**Management Fees:** Approx. €2,040 per annum approximately.



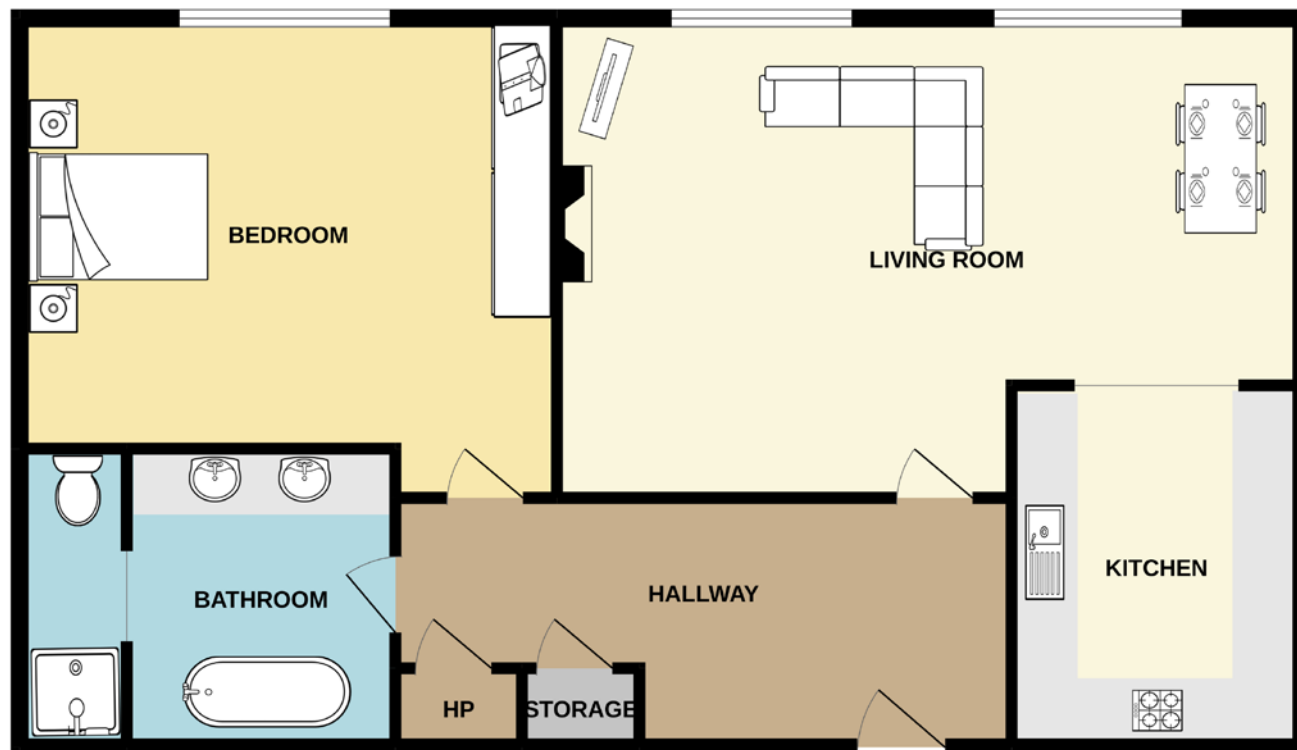
Viewing: By prior appointment

**BER:** C1

**BER Number:** Ber No. 107913352

**Energy Performance Indicator:** 159.48 kWh/m<sup>2</sup>/yr

**BER C1**



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