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For Sale by Private Treaty



Apt.6, Leader Hall, Booterstown Avenue, Booterstown, Co Dublin.



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For Sale by Private Treaty

Apt.6, Leader Hall, Booterstown Avenue, Booterstown, Co Dublin.



Allen & Jacobs is delighted to present this very substantial and beautifully presented ground floor apartment featuring well-proportioned light filled accommodation c.85sqm/915sqft. The apartment is presented in excellent condition throughout and benefits from a number of features including use of own door, access to roof garden, sit out rear garden and designated parking space (beside apartment). Accommodation briefly comprises entrance hall, living room/dining room, kitchen, 2 double bedrooms (master ensuite), utility room and main bathroom.

The property benefits from a supremely convenient location on the extremely popular Booterstown Avenue. The Q.B.C. on Stillorgan Road is a two minute walk away, while Booterstown DART station is also within easy reach, ensuring excellent access to and from the city not to mention a variety of buses along the Rock Road. The educational requirements of the local children are well catered for with an excellent choice of primary and second level schools close by including St Andrew’s, St Michael’s College, Sion Hill, Colaiste Iosagain, Blackrock College and Muckross Park secondary schools. U.C.D. is also just minutes away. Likewise shopping facilities are well catered for with Stillorgan and Blackrock just minutes away and Dundrum Town Centre a short drive.

At A Glance

- Lovely maintained Grounds
- Well-proportioned Light Filled Accommodation c.85sqm/915sqft
- Designated Parking Space
- Double Glazed Windows
- Sit Out Terrace
- Roof Garden
- Alarm
- TV & Phone Connection
- Intercom
- Beside QBC & all Amenities
- Easy Reach of the City Centre
- Carpets in bedrooms

Negotiator

Andrew Allen MIPAV MMCEPI



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
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Notes:

Accommodation

Entrance Hall: Intercom and alarm panel, shelved hot press.

Living Room/Dining Room: 6.88m x 3.6m: Door to front. Floor to ceiling windows. Arch to...

Kitchen: 3.5m x 3.06m: Fully fitted contemporary eye & floor level press units, stainless steel sink, fully integrated Neff kitchen appliances including oven, hob, washing machine & fridge freezer; Granite worktop. Fully tiled kitchen.

Bedroom 1: 5.06m x 2.82m: Fitted wardrobes. Double doors to rear garden. Floor to ceiling windows.

Ensuite: Fully tiled walls and floor:Wc, whb and large shower: Heated towel rail.

Bedroom 2: 3.5m x 3.35m: With fitted wardrobes.

Bathroom: 2.32m x 2.1m: Tiled walls and floor:Wc, whb and bath with telephone shower: Heated towel rail.

Utility room: 1.92m x 1.63m:

Outside

The development is maintained to an extremely high standard with an extensive amount of manicured grounds to include gardens, parking and roof garden.

