



A first floor modern one apartment with an superb dual aspect open outlook from living room and bedroom set out in an upmarket private development adjacent to The Park Carrickmines Retail Park which has a corner feature with two private balconies and designated underground car parking space. Internally, the entire is presented in immaculate order, tastefully decorated throughout.

Laurel House, is part the Carrickmines Green development which is finished to a modern high standard and is ideally located adjacent to The Park Carrickmines Retail Park which is one of South Dublins most prominent developments with retailers such as TK Maxx, Currys, Harvey Norman and Ikea. The apartment is set in an ideal location within the development close to the front entrance which has landscaped grounds with green areas.

This is an established residential location on Glenamuck Road which comprises a range of new upmarket apartments and family homes. The area is a great rental area or owner occupier area due to its location close to the prime

areas of Sandyford and Carrickmines, and there is great neighbourhood retail and service outlets a stroll away together and the Carrickmines LUAS stop and BUS service.

Leopardstown Shopping Centre with Dunnes Stores is just around the corner, the villages of Foxrock, Sandyford and Stepside and The Retail Park in Carrickmines are easily accessible. Dundrum Town centre and the M50/N11 are also a short drive away.

Sandyford Business Region and Stillorgan Business Parks, Cherrywood, Central Park, Beacon Hospital and Hotel, Beacon South Quarter Shopping and Clayton Hotel are all conveniently located.

Nearby sporting & recreational amenities include Leopardstown Racecourse, Carrickmines Tennis Club, Westwood Gym, a selection of pitch and putt and golf courses and Carrickmines Equestrian Centre are all also nearby.

Features Include

- Bright, spacious accommodation c. 47 Sq. M, (506 Sq. Ft)
- Walk into condition- immaculately presented, welcoming interior fitted curtains and kitchen appliances namely oven and extractor fan are included in the sale
- Bathroom with quality sanitaryware
- Gas Fired Central Heating
- Audio Visual Security Intercom
- Double Glazed windows
- Designated basement car parking space
- Lift from car park to all floors
- Extensive professionally landscaped areas
- Large private balconies off living room to rear aspect and bedroom to front aspect
- Highly coveted location close to the LUAS, M50, Carrickmines Retail Park and Sandyford Business Park
- The property is let on a 1 year fixed term lease from August 2016 at rent of €1300. Suitable for investor.

Accommodation

Reception Hallway:

6.63m x 1.47m
with timber flooring, audio-visual security intercom,
recessed lighting

Open Plan Living/Kitchen/Dining Room:

7.2m x 3.24m overall

Living Area/Dining Area:

with timber flooring, tv point, floor to ceiling windows with french door to private balcony

Kitchen:

with an extensive range of built-in units and worktops, stainless steel sink unit, electric oven, stainless steel sink unit, dishwasher, ceramic tiled floor, ceramic tiled walls

Hallyway Storage:

Two separate hall storage rooms

Large Double Bedroom:

3.94m x 3.26m
with timber flooring, built-in wardrobe, feature window area with floor to ceiling windows and door to balcony

Bathroom:

1.95m x 2.78m
with white suite comprising bath with shower over, wash hand basin, wc, part ceramic tiled walls, ceramic tiled floor

BER Details:

BER Rating: B3

BER Number: 101847630

Energy Performance Indicator: 128.28 kWh/m2/yr

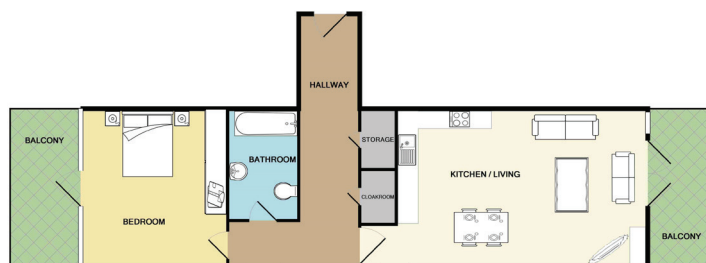
Management Company:

Indigo Property Management

Service Charge:

c. €1,124.00 Per Annum

Viewing: By prior appointment.



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