

FOR SALE BY PRIVATE TREATY

ROCHDALE

HONEYPARK, DUN LAOGHAIRE, CO. DUBLIN

Asking Price

€460,000



**Tom
O'Higgins**
ESTATE AGENT

W tomohiggins.ie T 01 2845007 M 086 065 5992 E info@tomohiggins.ie

ROCHDALE, HONEYPARK

2 Bed – Top Floor 71sqm / 764 sqft

ASKING PRICE €460,000

Honeypark is a modern, Cosgrave built development with attractively landscaped gardens and grounds featuring a lake, all weather sports pitch, a putting green, playgrounds, woodland walks and picnic areas.

The location is of the utmost convenience with local shopping available at the adjoining Park Pointe retail centre, all the amenities offered by Dun Loaghair town centre and Monkstown Village are just a short stroll away and there is excellent transport links with the N11 and M50 road networks close by and the 46a bus stop right outside.

Situated in Rochdale, this apartment is a superb, top floor, corner apartment with an ideal south westerly aspect.

The accommodation is presented in good order throughout and extends to 71sqm briefly comprising a reception hall, two double bedrooms, bathroom and an open plan living / dining room with kitchen off and a private sun trap balcony with mountain and sea views.

The property will appeal to first time buyer, those trading down in the area that want to remain in a central location surrounded by services and indeed investors alike as the property is currently owner occupied and market rent can be achieved.

BER

B3

No. 101723658

134.38kWh/m²/yr



ACCOMMODATION

Reception hall

With storage and hotpress off. Intercom.

Living / Dining Room

A spacious and bright dual aspect living / dining room with double doors opening to the south facing balcony.

Kitchen

With tiled floors. Fitted kitchen with timber wall and floor units, integrated appliances and tiled splashback.

Bedroom (1)

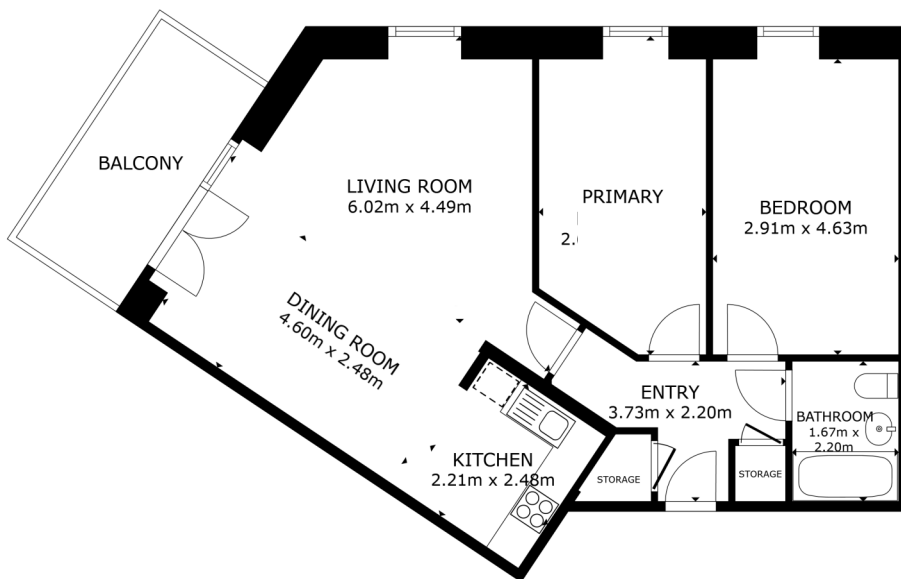
A bright double room with fitted wardrobe and laminate flooring.

Bedroom (2)

Double room with fitted wardrobe and laminate flooring.

Bathroom

Tiled flooring, with partially tiled wall and splashback. Bath with overhead shower, w.c. and w.h.b.



Not to scale. For identification only.

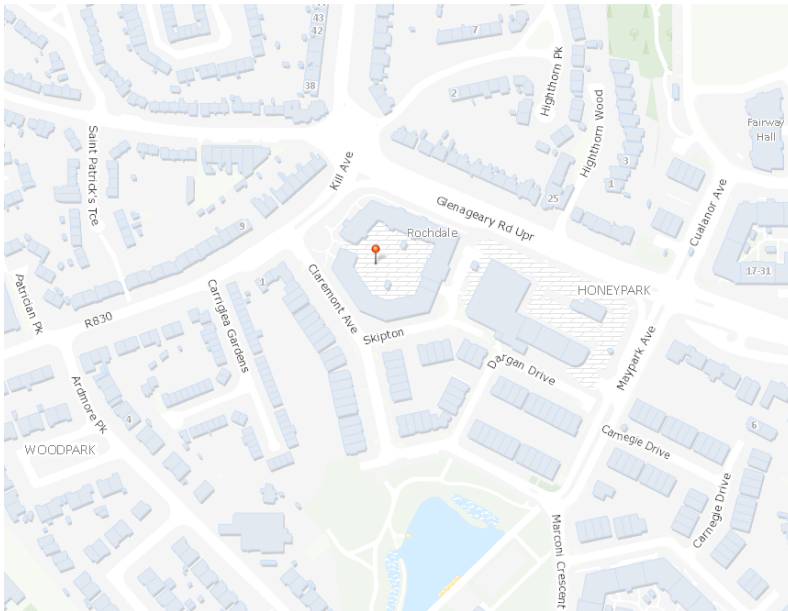
FEATURES

- Top floor, corner apartment
- South and westerly orientation
- Serviced by the 46a, 111, 75 and 63 Bus routes
- Great views from the Dublin mountains to the Poolbeg chimneys
- Landscaped communal gardens
- Playgrounds and sports facilities
- Owner occupied

SERVICES

- Secure, designated parking space
- Elevator
- District heating system
- Secure bicycle storage
- Service charge €2,200 (2024)
- Managing agents - Wyse

ROCHDALE, HONEYPARK



**Tom
O'Higgins**

ESTATE AGENT

Negotiator

Cormac O'Higgins

MIPAV TRV MMCEPI

086 0655 992

cormac@tomohiggins.ie

52 Sandycove Road, Sandycove, Co. Dublin, A96 W3C1

T+353 1 2845007 E info@tomohiggins.ie

Tom O'Higgins Estate Agent for themselves or for the vendors of this property whose agents they are wish to make clear that these particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken compiling the information we can give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements. SHOULD THIS PROPERTY NOT SUIT PLEASE REGISTER YOUR REQUIREMENTS AT OUR OFFICE WHERE PRIORITY WILL BE GIVEN TO MEET THEM AS SOON AS POSSIBLE. PSRA 001730