

For Sale

Maguire
Chartered Surveyors

APT. 29 HARBOUR VIEW, DUN LAOGHAIRE, CO. DUBLIN

Location

This truly magnificent, light filled third floor apartment is ideally situated in this prestigious, secure and much sought after sea front location on Crofton Road. With just a short stroll from Dun Laoghaire town centre, one can readily avail of an array of shopping, cafes, restaurants, pubs and leisure facilities including the Pavilion Theatre, Bloomfield 12 screen multiplex cinema, four yacht clubs and an impressive new public Library.

Description

The Harbour View scheme was completed approximately eight years ago to a very high standard. Number 29 enjoys breathtaking sea views over Dublin Bay as far as Howth and is further complimented with bright and well-proportioned accommodation and a stylish interior. There is a large balcony area which is accessed from both the living/dining room. and the bedroom. This apartment further benefits from one designated, secure underground car parking space.

This coastal location has an unrivalled selection of walks, parks and public transport connections including Dublin Bus and a DART station, which is just two minutes from the property. Stunning balcony views over Dun Laoghaire harbour, Dublin Bay and Howth Head.

Features Include

- Convenient and much sought after South County Dublin, coastal location.
- Secure gated development.
- Spacious balcony with westerly orientation, enjoying views over Dun Laoghaire Harbour.
- Light filled, spacious apartment of approximately 52 sq.m (559 sq.ft) gross internal.
- Integrated kitchen appliances and curtains included.
- Modern tiled bathroom and hardwood flooring.
- Dual access to a decked private balcony.
- Gas fired central heating.
- Includes basement car parking space.
- On site caretaker during normal working hours
- Service charge approximately €1,375 per annum.





Accommodation

Entrance Hall: 2.6 x 2.15m (8'2" x 7) with semi-solid pine timber floor and video intercom system.

Utility Cupboard: with water tank and plumbed for washing machine.

Large Cloakroom Cupboard: with excellent storage space and Combi gas boiler.

Living/Dining Room: 6.1m x 4.25m (13'9 x 20') with a semi-solid pine floor, floor to ceiling windows enjoying stunning views over Dublin Bay to Howth, door leading to the balcony and arch leading to the kitchen.

Kitchen: 2.6m x 2.1m (8'5" x 6'9") with a range of fitted cupboards and units, integrated Indesit dishwasher, integrated Indesit fridge freezer, integrated Neff oven, integrated Neff four ring gas hob with a Neff extractor fan over integrated Neff microwave, one and a half bowl stainless steel sink unit, worktops, ceramic tiled floor and recessed lighting.

Bedroom: 3.4m x 2.9m (11'3 x 9'5") with semi-solid pine timber floor, a range of fitted wardrobes and door out to the balcony.

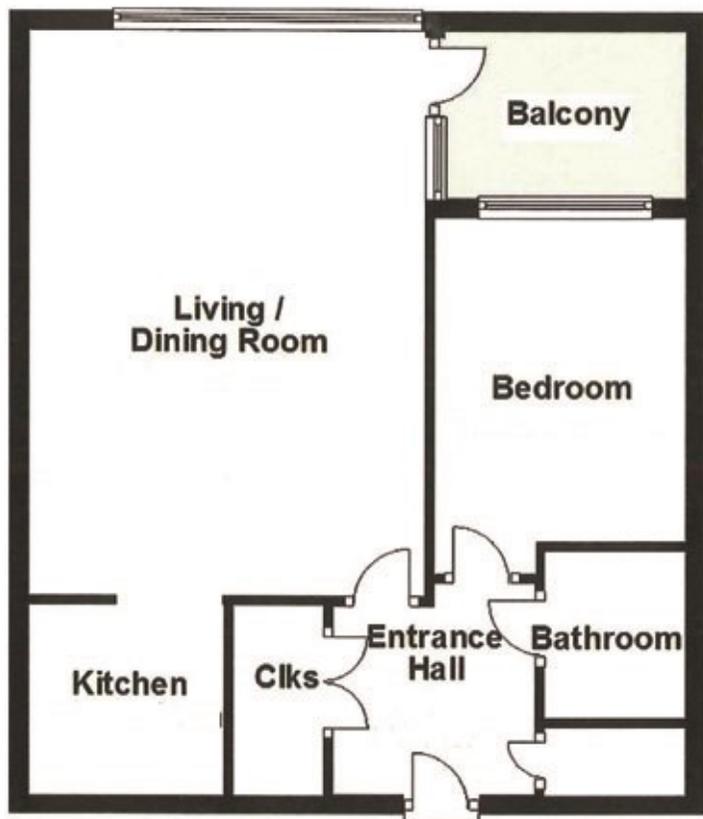
Bathroom: bath with telephone shower over, w.c., wash hand basin with vanity unit under, fully tiled walls, tiled ceramic floor and recessed lighting.

Outside

Spacious westerly facing balcony area of 2.9m x 1.8m (9'6" x 5'11") accessed from both the living/dining room and the bedroom, enjoying stunning sea views over Dublin Bay to Howth.

There is one secure underground car parking space.





Floor Plans:

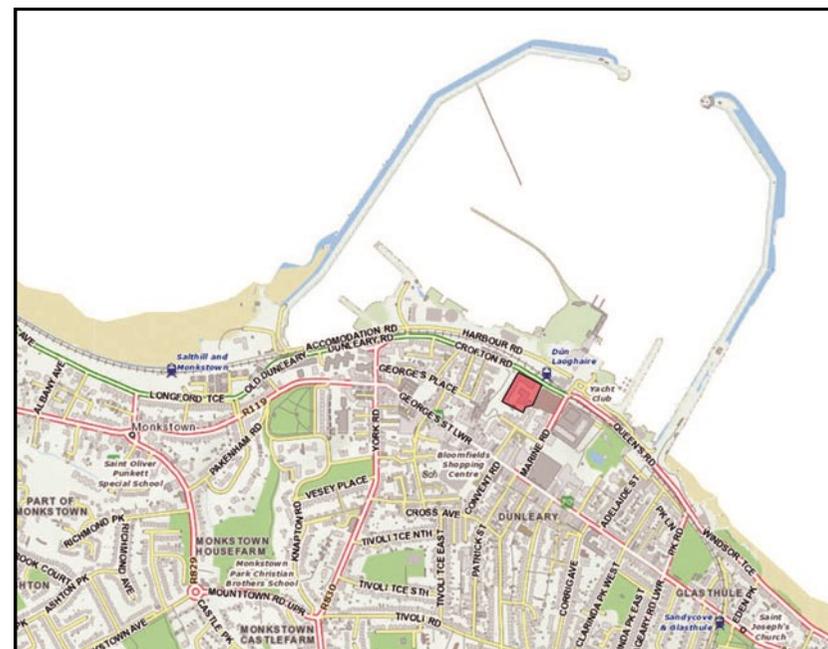
NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY

BER INFORMATION:

BER: B3

BER NO: 104907035

EPI: 129 22 kWh/m2/yr.



Price
On Application

Selling Agents



Chartered Surveyors

FURTHER DETAILS / VIEWING:

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