



61 Cairnbrook Avenue, Carrickmines, Dublin 18 D18 VY86

BER C1

Morrison
Estates



FOR SALE BY PRIVATE TREATY

An absolutely stunning interior designed modern three bedroom end of terrace townhouse presented in show house condition with a bright, smart interior. This property has been extremely well maintained throughout with a modern styling. Superbly positioned in a prime location within this upmarket development of upmarket large family houses and apartments. There is a large south westerly facing landscaped rear garden (55 ft) featuring maintenance free artificial turf lawn grass with sun deck feature.

Cairnbrook built by Newlyn Homes is a highly regarded 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 on the doorstep and Sandyford and Stillorgan Business Park, Beacon Hospital, Beacon South Quarter and Leopardstown and Cornelscourt shopping centres 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 also within walking distance and also features a park and ride at Carrickmines. There is a vast choice of sporting and recreational amenities in the nearby area which include Leopardstown Racecourse, Westwood Club, selection of excellents gyms, a selection of pitch and putt courses, rugby and football clubs, driving range, scenic walks, Fernhill gardens, Kilternan Ski slope and various equestrian facilities. Enniskerry Village and Powerscourt House and Gardens are a short drive away.

FEATURES INCLUDE:

- Bright, well proportioned accommodation c. 105 Sq. M (1,130 Sq. Ft)
- Absolutely turn key, pristine condition- luxury epitomised!
- Fitted carpets, curtains, blinds, light fittings and built in kitchen appliances namely oven with hob, extractor fan, dishwasher and fridge/freezer included in the sale
- Gas Fired Central heating
- Quality, high specification fully fitted kitchen with integrated appliances
- Quality sanitaryware throughout with Grohe showers



- Feature extra height ceilings with decorative cornicing
- Hardwood double glazed windows throughout
- Digital Security Alarm system
- Designated surface car parking space approached by electronic security gates; additional visitor car parking.
- Easily managed maintenance free artificial turf lawn grass with sun deck feature.
- South westerly aspect to rear
- Meticulously maintained landscaped grounds within the development
- Tranquil secluded setting which belies this enviably convenient location close to the M50,
- Carrickmines Retail Park, Dundrum, Sandyford and LUAS

ACCOMMODATION

Reception Hallway: with timber flooring, recessed lighting, ceiling cornicing, Digital Burglar Alarm Panel and door to

Living Room: 5.52m x 3.31m, with feature solid stone finished fireplace with fitted coal effect electric fire, Security Intercom, recessed lighting, tv point, ceiling cornicing and opening to

Kitchen/ Dining Room: 4.36m x 3.46m, with an extensive range of built-in presses and units, quartz worktops and splashback, stainless steel sink unit, Neff oven and electric hob, Neff extractor fan, Electrolux dishwasher, Electrolux fridge freezer, porcelain tiled floor to kitchen area, Mynute gas fired boiler, recessed lighting, ceiling cornicing, picture window overlooking rear garden and double doors to patio and rear garden and door to

Utility Room: with built-in press and extensive shelving, plumbed for washing machine. Guest WC: with white suite comprising wc with concealed cistern, vanity wash hand basin, marble counter top and tiled splashback, fitted mirror, recessed lighting, heated towel rail

ON THE FIRST FLOOR THERE ARE TWO BEDROOMS:

Bedroom 2: 4.35 x 2.9m, to rear with wall to wall range of built-in wardrobes, drawers and storage with open storage above, laminate flooring, recessed lighting

Bedroom 3: 4.35m x 2.9m, to front with wall to wall range of built-in wardrobes, drawers and

storage with open storage above, laminate flooring lighting, glass panelled door to balcony with tiled flooring and glass panelled surround set in granite sills

Shower Room: with white suite comprising fully tiled step in double Grohe shower, wc with concealed cistern and vanity wash hand basin with marble counter top and tiled splashback, fitted mirror, shaver socket, recessed lighting, heated towel rail

MASTER BEDROOM SUITE:

Master Bedroom: 4.35m x 3.2m, with laminate flooring, built-in wardrobes, recessed lighting, windows to both front and side of the property, feature sloped ceiling with attic storage access and door to

En- Suite Bath Room: 2.24m x 1.63m with white suite comprising fully bath with Grohe overhead shower, wc and wash hand basin, ceramic tiled walls and floor, shaver socket, recessed lighting, heated towel rail, skylight Landing with skylight

OUTSIDE

Pedestrian gate leading to front cobblelock courtyard style garden bordered by granite wall and wrought iron railings.

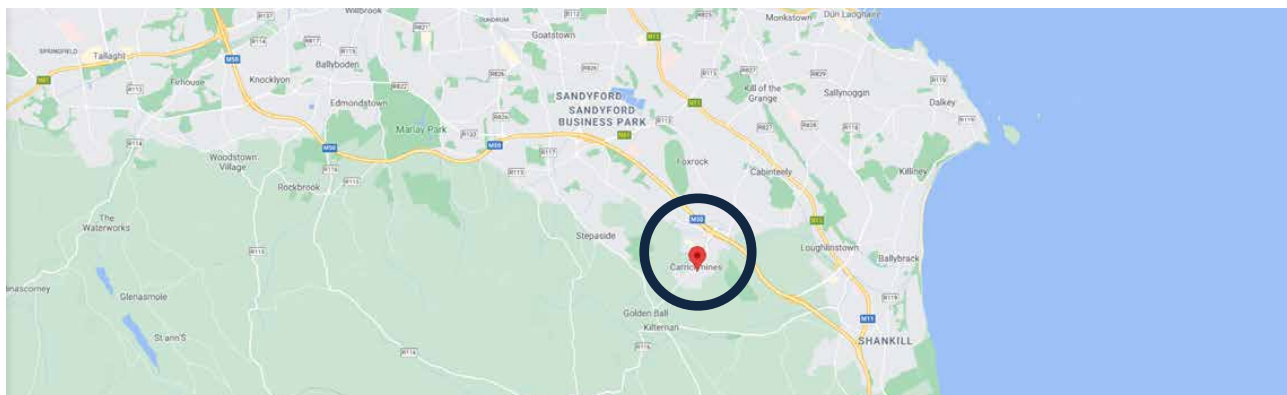
Feature extended sun trap decking area to the rear with south westerly facing landscaped back garden (55 ft) featuring maintenance free artificial turf lawn grass. Well maintained garden fencing and wooden garden storage shed at rear. Well screened by mature trees which provide a high degree of seclusion in which to enjoy the south westerly rear aspect.

MANAGEMENT CHARGE €750 per annum.

BER DETAILS C1
Ber Number: 100928027

VIEWING by appointment.





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