

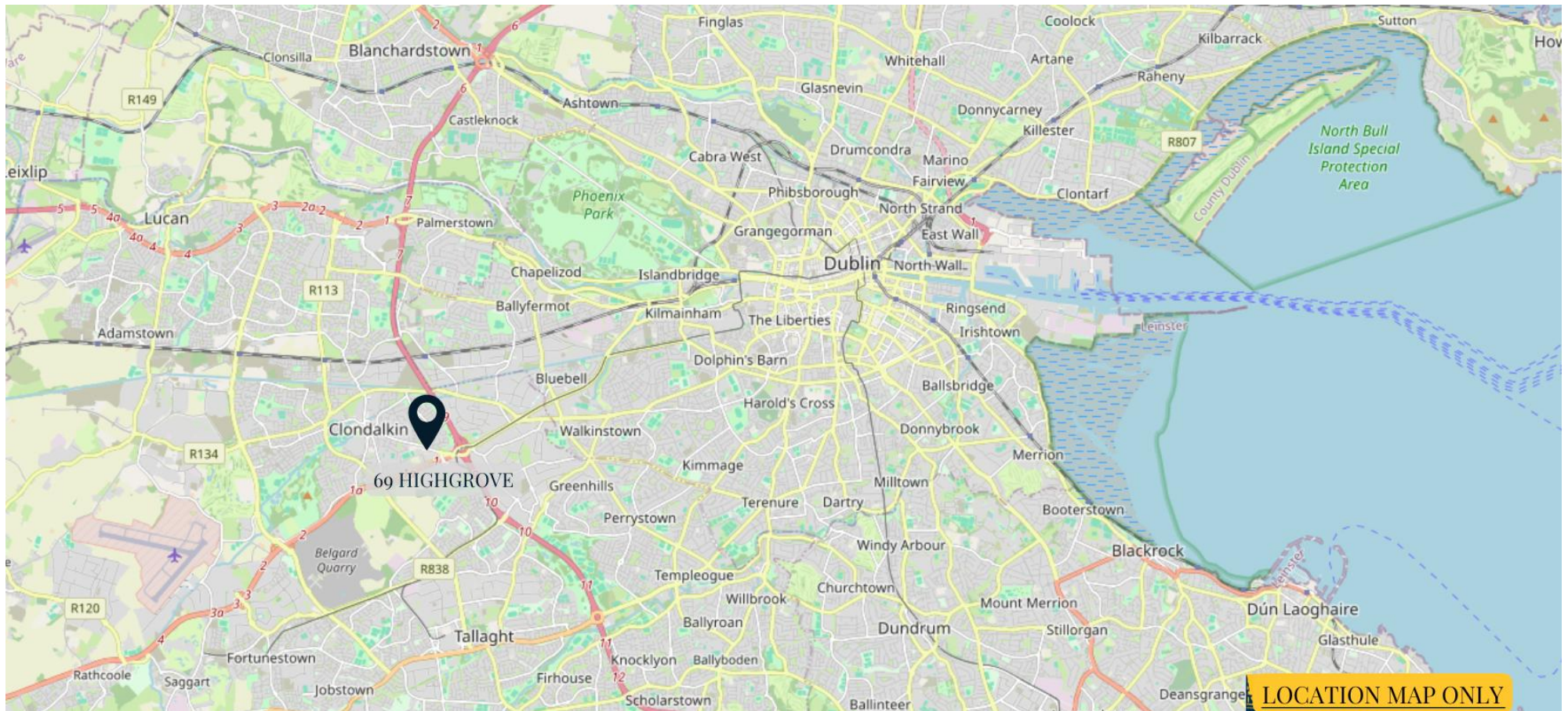


APARTMENT 69 HIGHGROVE
MOUNT TALBOT | MONASTERY ROAD | DUBLIN 22

LOCATION

Mount Talbot is a well-maintained and highly regarded development comprising approximately 130 apartments, ideally positioned just off the N7 and M50 road networks. The property is located adjacent to the Red Cow LUAS stop and park-and-ride facility, offering exceptional connectivity to Dublin City Centre and beyond.

Clondalkin is a vibrant and increasingly sought-after residential area, situated approximately 6 km (4 miles) from the city centre. The area benefits from excellent public transport links, a wide selection of schools, shops, and local amenities. Liffey Valley, Tallaght, and Blanchardstown shopping centres are all within easy driving distance, while the nearby M50 provides convenient access to all national routes.



This superb first-floor, two-bedroom apartment extends to approximately 90.6 sq. m (975 sq. ft) and has been recently refurbished to a high standard throughout.

The property enjoys a bright and elevated position, featuring both south- and east-facing balconies that provide stunning panoramic views of Dublin City and the Dublin Mountains.

The apartment boasts a contemporary cream and wood kitchen with integrated appliances, high-quality finishes throughout, and a thoughtfully designed layout ideal for modern living. Additional features include built-in cherry wood wardrobes, generous electrical and media points, audio/video intercom access, and a designated basement parking space.



ENTRANCE HALLWAY

A bright and spacious hallway with two storage closets with an additional third storage area. A south-facing internal window allows natural light to flow into the living space. Includes audio intercom and alarm control panel.

LIVING / DINING AREA: 5.90m x 5.40m

A generously proportioned open-plan space with floor-to-ceiling windows, wooden flooring, and excellent natural light. South and west-facing orientation with access to a large balcony offering spectacular views of the Dublin Mountains. Includes TV and phone points.

KITCHEN: 2.60m x 2.26m

Stylish contemporary kitchen featuring integrated dishwasher and fridge/freezer, stainless steel oven and extractor fan, ample storage units, tiled flooring, and splashback.

BATHROOM: 2.60m x 2.26m

Fully fitted with high-quality sanitary ware including concealed cistern WC, vanity unit, wash hand basin, mirror, and bath with pumped shower. Finished with tiled floors, bath surround, recessed lighting, and a chrome heated towel rail.

MASTER BEDROOM: 4.25m x 3.00m

Spacious double bedroom with south- and east-facing windows, built-in cherry wood wardrobes, and access to a private east-facing balcony with impressive city views.

ENSUITE:

Modern ensuite with WC, wash hand basin, pumped shower unit, chrome heated towel rail, and tiled flooring.

BEDROOM 2: 4.14m x 2.20m

Second double bedroom with built-in wardrobes, timber flooring, and bright dual-aspect windows.

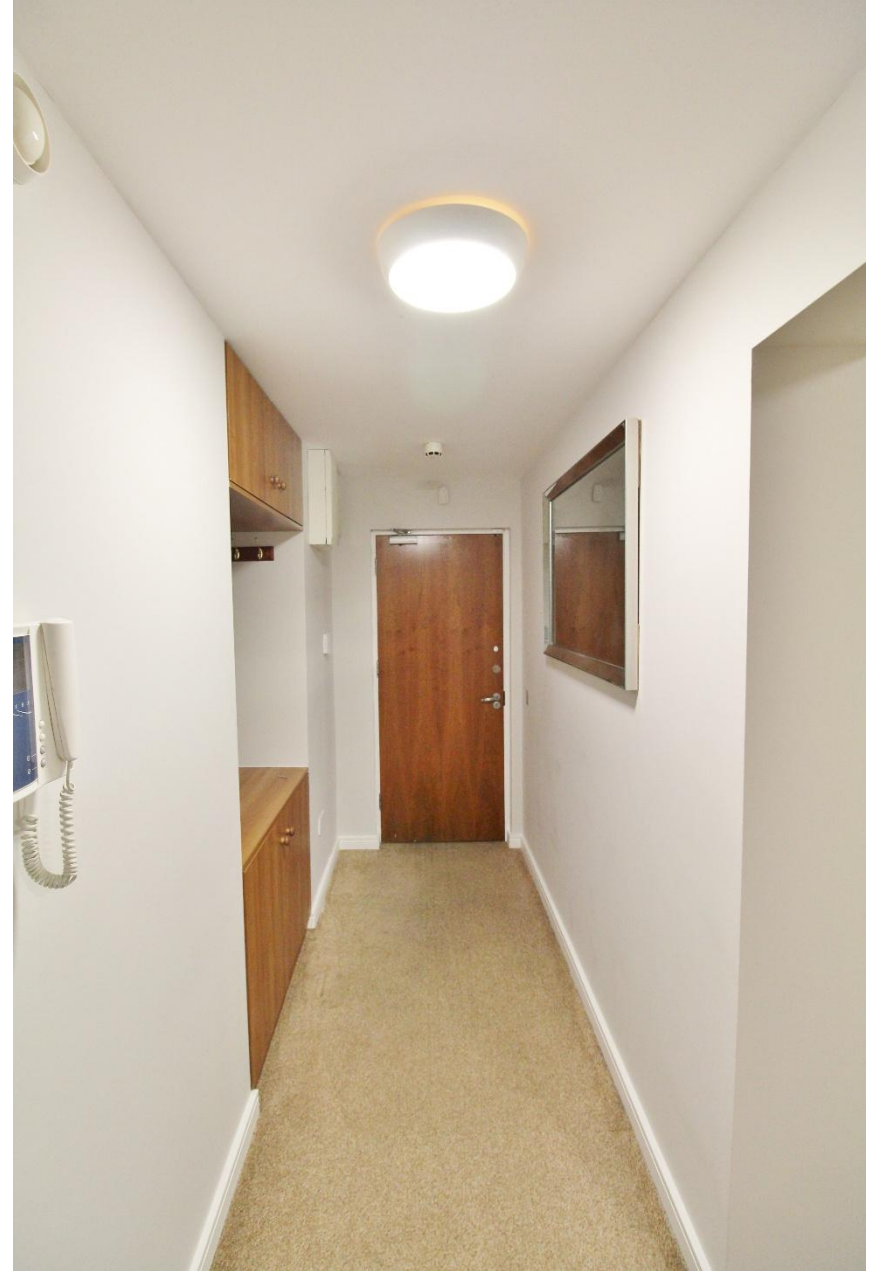
FRONT BALCONY (SOUTH-FACING)

A sun-filled outdoor space ideal for relaxing, enjoying all-day sunlight and stunning views of the Dublin Mountains.

SIDE BALCONY (EAST-FACING)

A generous balcony area capturing morning sunlight and offering attractive views over the city skyline.

- Exceptionally spacious two-bedroom apartment
- Dual balconies with south and east orientations
- Bright open-plan living space with extensive glazing
- Contemporary fitted kitchen with integrated appliances
- Built-in cherry wood wardrobes
- Basement car parking with controlled access to one car space
- Ample visitors ground level car parking
- Audio/video intercom system
- Lift access
- Burglar alarm
- Data, TV, and phone points in master bedroom
- Gas fired central heating,











FOR SALE BY PRIVATE TREATY

GUIDE PRICE:

€340,000

BER:

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11379905

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