



9 West Courtyard, Tullyvale,
Cabinteely, Dublin 18

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent is delighted to bring no. 9 West Courtyard in Tullyvale to the market. An extremely well presented 2nd floor, three-bedroom apartment (master ensuite), extending to c. 94sqm / 1,012 sqft. The apartment benefits from a triple aspect maximising light and sunshine throughout the day. This apartment will appeal to both investors and owner occupiers alike.

Accommodation briefly comprises of an entrance hall, a large living / dining room, kitchen, 3 bedrooms (master ensuite), bathroom and decked south westerly facing balcony. This apartment also benefits from secure underground designated parking and ample surface parking for visitors.

Tullyvale is situated in a much sought-after location adjacent to Cherrywood. The Luas stop at Cherrywood is a leisurely 3-minute stroll away providing easy access to the city centre and surrounding area. The M50, exit 16, N11 (QBC) and Dart at Shankill are a short drive away. Tullyvale is a modern and well thought out development with secure underground parking and most appealing landscaped gardens. The development is also equipped with a private gym and swimming pool for residents, an on-site crèche, The Park Academy and is also close to Cabinteely and Shankill villages offering a variety of amenities.

Project Cherrywood is going to bring a big change to the area, with plans to have the Cherrywood Luas stop at street level in the heart of a new town centre, there will be a variety of retailers including shops, boutiques, cinema, and other leisure and entertainment outlets as well as restaurants, bars and a hotel. There will also be three new parks. Cherrywood Business Park is located beside the development which boasts a convenience store, creche, cafes and a Ben Dunne leisure facility.

Viewing is highly recommended.

SPECIAL FEATURES

- » Bright and spacious 3 bed, 2nd floor apartment
- » Extending to 94 sq.m / 1,012 sq.ft.
- » Equipped with a private gym and swimming pool for the residents, c. €80 per annum per person (not compulsory)
- » Gas fired central heating
- » Double glazed windows throughout
- » Secure underground parking
- » Two crèches within minutes away
- » Adjacent to Project Cherrywood (new town centre)
- » Luas Green Line within a 3-minute walk
- » Excellent transport links (Luas, M50, N11)



ACCOMMODATION

ENTRANCE HALLWAY

5.51m x 2.08 (18'1" x 6'8") (overall)

Recessed lighting, timber floor.

CLOAKROOM

With ample storage.

HOTPRESS

With shelving, timer and immersion.

LIVING / DINING ROOM

6.48m x 3.79m (21'2" x 12'4")

Timber fireplace with polished granite inset and hearth, fitted gas fire. Wall lighting, timber floor, tv and telephone points and video intercom handset. Door to balcony.

KITCHEN

3.03m x 2.99m (9'9" x 9'8")

Range of fitted wall and floor units, worktop and tiled splashback. Stainless steel sink unit, four ring gas hob, extractor fan over, oven, integrated fridge freezer, dishwasher and washing machine. Tiled floor.

BEDROOM 1 (MASTER)

4.18m x 3.87m (13'7" x 12'7")

Built-in wardrobe, tv and telephone point and timber floor.

ENSUITE

1.87m x 1.74m (6'1" x 5'7")

Step-in tiled shower unit, w.c, pedestal wash hand basin with tiled splashback, shelf, mirror and light over. Fitted mirrored cabinet, tiled floor and extractor fan.

BEDROOM 2

3.6m x 2.97m (11'8" x 9'7")

Built-in wardrobe and timber floor.

BEDROOM 3

3.86m x 2.35m (12'6" x 7'7")

Built-in wardrobe and timber floor.

BATHROOM

2.59m x 1.94m (8'5" x 6'4")

Bath with shower over, w.c, pedestal wash hand basin, fitted shelf, mirror and light over. Partly tiled walls, tiled floor and extractor fan.



OUTSIDE

Balcony

4.28m x 2.66m (14' x 8'7")

A most appealing south westerly facing decked balcony enjoying all day sunshine.

MANAGEMENT COMPANY

Anderson Property Management,
1-2 Windsor Terrace, Glasthule,
Dun Laoghaire, Co Dublin

SERVICE CHARGE

€1,905 per annum

BER DETAILS

BER Rating: C2

BER Number: 111167151

Energy Performance Rating: 191.25kWh/m2/yr

DIRECTIONS

Travelling south from the city on the N11 take the Cherrywood exit and turn right at the traffic lights over the bridge. At the second set of lights, turn right onto Valley Drive. Take the second right into West Courtyard, Tullyvale and right again. No.9 is located in the block on the left-hand side.

VIEWING

Strictly by prior appointment with sole selling agents. Hunters Estate Agent, Foxrock on 01 289 7840 or email: foxrock@huntersestateagent.ie



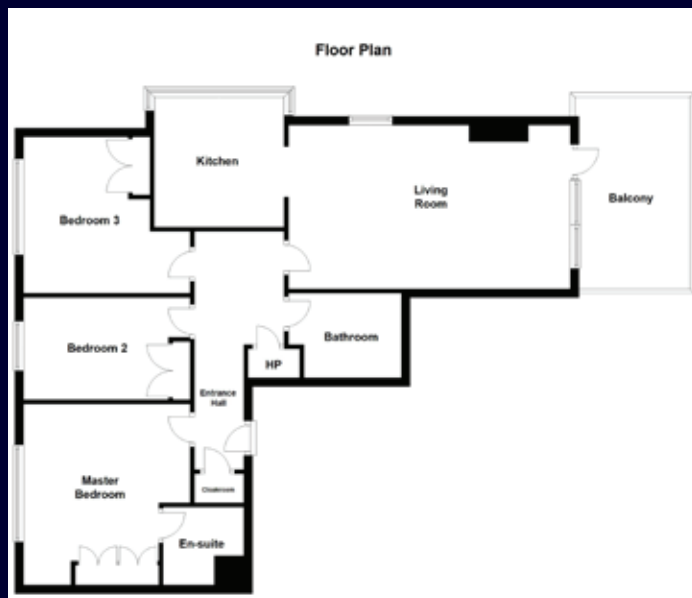
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