



6 Brennanstown Square, Cabinteely, Dublin 18

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie



For Sale by Private Treaty

Hunters Estate Agent is delighted to present to the market this superbly appointed bright and spacious three bedroom duplex property extending to 143 sq.m / 1,540 sq.ft, situated in a quiet location within the Brennanstown development. The property has been extremely well maintained and upgraded throughout and provides ample living space on the ground floor including a gracious entrance hallway, well-proportioned living room with balcony to the front, a most impressive kitchen/living/dining, utility room, guest w.c. and second balcony. A staircase leads up to three double bedrooms (master ensuite) and bathroom on the first floor. Two of the bedrooms also open out to large decked balconies enjoying various aspects to catch the sun at different times of the day.

The property is located in this sought after development overlooking the manicured communal gardens. Brennanstown Square is situated just off the N11 and is within a leisurely stroll of all the amenities of Cabinteely, Cornelscourt and Foxrock Villages, with ample shopping, local eateries, public library, Cabinteely Park and excellent transport links at hand. The Luas stops at Carrickmines and Cherrywood are within easy access. The area is also well serviced by various bus routes including numbers 84, 84A and 145 bus routes (QBC), easy access to N11 & M50. Dunnes Stores at Cornelscourt is also within minutes' drive. The property is close to various schools including St Brigid's and Holly Park Girls and Boys national schools, Loreto Foxrock Girls senior school, Clonkeen Boys senior school, with Blackrock College and UCD is a short commute away. There are a number of local Montessori schools and crèches also close at hand.



SPECIAL FEATURES

- » Superbly presented bright and spacious accommodation throughout
- » Overlooking communal gardens
- » Rational double glazed windows throughout
- » One designated car space No:59
- » Burglar alarm system
- » Gas fired central heating
- » External store
- » Quiet cul-de-sac setting
- » Close proximity to Cabinteely village, shopping and schools
- » Extending to 143 sq.m (1,540 sq.ft)
- » Minutes' walk to Cabinteely village with easy access to N11, M50
- » Ample visitors parking underground and at street level

ACCOMMODATION

ENTRANCE HALLWAY

8.23m (27') x 1.25m (4'1") + 2.13m (7') x 1.49m (4'9")
Recessed lighting, tiled floor, digital alarm panel.

LIVING ROOM

5.97m (19'6") x 4.45m (14'6")
Raised feature gas fire, recessed lighting, t.v point, maple hardwood floor.
Door to

BALCONY

3.26m (10'7") x 4.45m (14'6")
Decked balcony overlooking the communal gardens.

GUEST W.C

W.C., pedestal wash hand basin, tiled splash back, fitted mirror over.

KITCHEN

3.53m (11'6") x 2.77m (9'1")
Range of built-in units, quartz worktop, integrated sink unit, tiled splash-back, fitted four ring halogen hob, extractor fan over, integrated microwave, oven and dishwasher, provision for American style fridge freezer and tiled floor.

LIVING/DINING AREA

6.18m (20'3") x 3.04m (10')
Timber floor, double doors leading out to balcony.

BALCONY

2.34m (7'7") x 1.52m (5')
Decked balcony.

UTILITY ROOM

2.13m (7') x 1.34m (4'4")
Plumbed for washing machine and tumble dryer.

STAIRCASE TO FIRST FLOOR

LANDING

3.87m (12'7") x .88m (2'9") plus (1.92m (6'3") x 1.12m (3'7") plus (1.12m (3'7") x 1.02m (3'35"))

BEDROOM 1

3.87m (12'7") x 3.62m (11'9")
t.v and phone points.

DRESSING AREA

2.01m (6'6") x 1.46 (4'8")
Built-in wardrobes, door to decked balcony.

ENSUITE BATHROOM

2.25m (7'4") x 1.67m (5'5")
Bath with shower over, w.c, vanity unit with polished granite shelf and wash hand basin, fitted mirror and recessed lighting, extractor fan, partly tiled walls and tiled floor.

BEDROOM 2

4.05m (13'3") x 3.01m (9'9")
Double bedroom, built-in wardrobes. Door to decked balcony.

BALCONY

3.17m (10'4") x 1.82m (6')

BEDROOM 3

4.05m (13'3") x 2.71m (8'9")
Double bedroom, built-in wardrobes.

BATHROOM

2.25m (7'4") x 1.67m (5'5")
Bath with shower attachment over, w.c, vanity unit with wash hand basin, polished marble shelf, fitted mirror with recessed lighting, partly tiled walls and tiled floor, extractor fan.



OUTSIDE

The property enjoys four decked balconies overlooking the communal gardens. There is one designated parking space to the front and ample visitors parking

SEPARATE STORE

1.31m [4'3"] x 1.21m [4']
Electric light, fitted shelving and wall mounted boiler

MANAGEMENT COMPANY

Anderson Property Management
1-2 Windsor Terrace
Dun Laoghaire
Co Dublin
Tel; 01 2140726
Service Charge: Approx. €975.98
per annum

BER DETAILS

BER: B3
BER Number: 108379066
Energy performance rating:
137.59 kWh/m2/yr

DIRECTIONS

Coming from the N11, turn left at the traffic lights at The Horse and Hound onto the Old Bray Road, Drive half way down this road and take a right hand turn into Brennanstown. Take your next turn right and immediate left into the Square. The property is located on your right hand side.

VIEWING

Strictly by prior appointment with sole selling agents, Hunters Estate Agent, Foxrock.

Ph: 01 289 7840
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FLOOR PLANS

Not to scale. For identification purposes only.



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