



4 Rochfort House, Brennanstown, Cabinteely, Dublin 18 D18 DP83 **BER B3**

**Morrison**  
ESTATE AGENTS



## FOR SALE BY PRIVATE TREATY

Morrison's are delighted to present this very well presented spacious two bedroom apartment (80 Sq.M) set out in Rochfort House with a large feature terrace overlooking an extensive landscaped green area. Brennanstown Square built by Tudor Homes in 2004 is an exclusive modern and upmarket development set in a prime 40 acre development of landscaped green areas and features a modern mix of apartments, townhouses and detached houses, all tucked away in a private location off Old Bray Road and just a few minutes from Cabinteely village, N11, QBC and nearby LUAS.

The property is accessed from main door to block as well as from car parking level internally. The main entrance hall is bright and spacious and leads to a large bright open plan living area with feature modern kitchen and dining area overlooking a large private terrace to front. There are two large double bedrooms with built in wardrobes and the master bedroom opens to the large front sun terrace. The master bedroom has a large ensuite with bath and main bathroom off hallway as well as storage area. The property has just been entirely redecorated

Cabinteely is one of south Dublin's most established and upmarket locations and has a lovely mix of village shops and upmarket restaurants. There is a range of south Dublins best shopping centres nearby including Cornelscourt, Stillorgan, Carrickmines Retail Park and Dundrum Town Centre. The M50, N11 and LUAS are all within a few minutes drive, and there is an excellent Bus service in the area with the 84,84A and 145 bus routes. The area is within Irelands main international export economy area of Dublin 18 which includes the Sandyford Business Region and Cherrywood which headquarters some of the worlds largest companies.

The surrounding area includes excellent access to the city centre, Dalkey & Killiney villages are nearby as well as DunLaoghaire village and harbour with every possible leisure and recreational facility including the Peoples Park and Pier area. The area also has an excellent bus service to city centre.

## DISTINCTIVE FEATURES AT A GLANCE

- Bright spacious accommodation 80 Sq.M /862 Sq.Ft. (excluding terrace)
- Exclusive upmarket development and village location
- Prime location within the development which overlooks landscaped green area
- Extensive landscaped grounds throughout the complex
- Large well apportioned accommodation
- Ready to move into and has just been entirely refreshed
- Gas fired central heating
- High standard of fixtures and fittings throughout
- Double glazed windows
- Private secure parking underground and surface area to front

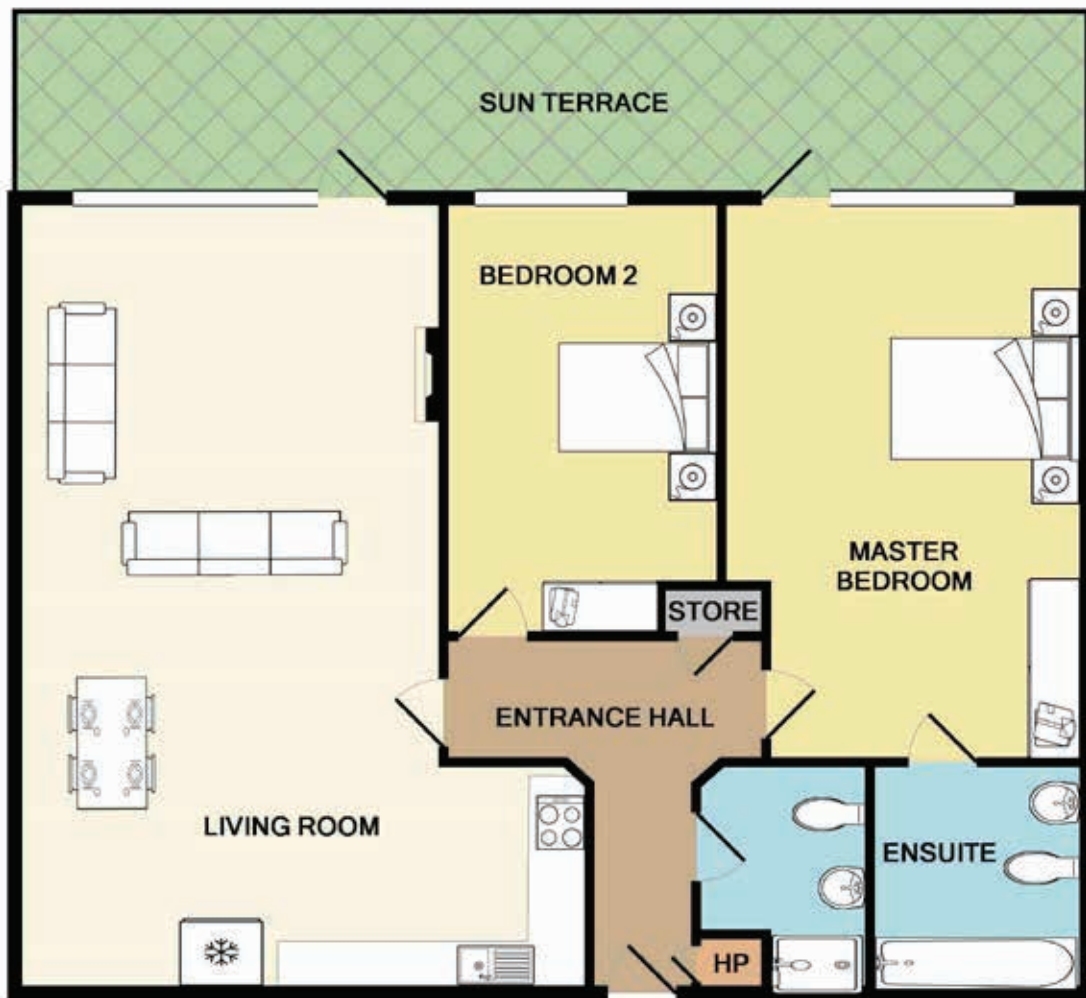




## ACCOMMODATION

<b>Entrance hall:</b>	3.51m x 1m, plus 2.89m x 1m with oak wooden floor, lighting, storage room off and door to
<b>Open Plan Living/Dining/Kitchen:</b>	8.2m x 4.2m overall.
<b>Living/Dining Room:</b>	5.8m x 3.84m with feature fireplace with raised hearth and fitted gas fire, recessed lighting, opening to
<b>Sun terrace</b>	
<b>Kitchen</b>	5.11m x 2.3m: with extensive range of built in kitchen units and worktops, free standing American style double fridge/freezer, oven, microwave, gas hob, stainless steel extractor fan, splashback, dishwasher, washer/dryer unit, stainless steel sink unit, tiled floor, recessed lighting
<b>Master Bedroom</b>	5.8m x 3.1m with oak wooden floor and an extensive range of built in wardrobes, door to sun terrace, wired for TV, door to
<b>Ensuite bathroom</b>	2.2m x 1.6m with white suite comprising bath with shower over, wc with concealed cistern, vanity wash hand basin, tiled walls and floor, heated towel rail, recessed lighting
<b>Bedroom 2</b>	4.73m x 2.69m with oak wooden floor, built in wardrobes, large window overlooking sun terrace
<b>Bathroom:</b>	2.27m x 1.75m with white suite comprising wash hand basin and concealed cistern, glass folding door to fully tiled shower, tiled walls and floor, shaver socket, heated towel rail, recessed lighting
<b>OUTSIDE</b>	Open communal landscaped grounds, well stocked with mature planting and pleasant gravelled pathways.
<b>PARKING</b>	Designated car parking with additional surface parking to front. Designated basement lock up store in underground car park.
<b>MANAGEMENT SERVICE</b>	€1,632 per annum approx.
<b>BER DETAILS</b>	BER B3 BER No. 100282383 Energy Performance Indicator 137.36 kWh/m <sup>2</sup> /yr
<b>VIEWING: BY PRIOR APPOINTMENT</b>	
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