

For Sale

Asking Price: €595,000

Sherry
FitzGerald



6 Waltham House, Clonfadda Wood,
Blackrock, Co. Dublin, A94 X361

sherryfitz.ie - make and view offers 24/7

BER B3





A truly superb first floor three-bedroom apartment in immaculate condition throughout located in this prestigious development off Mount Merrion Avenue and within walking distance of Blackrock Village.

Apt. 6 Waltham House has been recently redecorated and now comes to the market in excellent condition throughout with bright spacious accommodation of approximately 91sqm/ 980sqft to include a large entrance hall with double doors leading into an exceptionally large living room with feature fireplace and built in cabinets either side, and doors to a south-westerly facing balcony which is ideal to enjoy al fresco dining and all-day sunshine.

An upgraded and decorated kitchen with banquette seating, three double bedrooms, main bedroom en suite and main bathroom. The apartment further benefits from secure designated parking within this secure private development.

Set behind electronic gates Clonfadda Wood is an exclusive development boasting beautifully landscaped grounds in a private, spacious, and tranquil setting. Clonfadda Wood is ideally located off Mount Merrion Avenue and within walking distance of the QBC, Blackrock Village with an array of local amenities such as the Frascati Shopping Centre, Blackrock Shopping Centre, pubs, restaurants, and the Dart.

SPECIAL FEATURES

- Bright and spacious accommodation of approximately 91sqm
- Well-presented with modern appliances
- Secure designated car parking space and visitor parking
- South-westerly facing balcony
- Ideal location on this premier tree lined avenue.
- Gated development
- Electric storage heating
- Alarm
- Double glazing
- Service Charge €2,985 per annum

ACCOMMODATION

Entrance Hall Intercom to the front door from the hallway. Inner Hall: Light Oak laminate flooring, Hot press with tank and boiler, two shelved storage presses recessed lighting and radiator cover.

Living Room Light Oak laminate flooring with two stylishly integrated bookshelves and presses on either side of electric feature fireplace, mood downlighters, suede blinds, patio doors leading to balcony.

Balcony Lovely south-westerly facing balcony with nice aspect over the gardens.

Kitchen/Dining Room Modern kitchen in a cream/white finish with wood countertop, Bianco floor tiles, Zanussi electric oven and hob and extractor fan, Beko fridge-freezer, Beko washing machine and Whirlpool dishwasher, one and a half bowl stainless steel sink unit, made-to-measure banquette seating, telephone point, mood downlighters, window overlooking communal grounds.

Bedroom 1 Double bedroom with excellent range of floor-to-ceiling fitted mirrored wardrobes, light Oak laminate flooring, recessed lighting, and window.

Ensuite Tiled floor with partially tiled walls, heated towel rail, wall-to-wall mirror, power shower, w.c. and wash hand basin.

Bedroom 2 Double bedroom with fitted floor-to-ceiling wardrobes, light Oak laminate flooring, recessed lighting, and window.

Bedroom 3 Single bedroom with light Oak laminate flooring, recessed lighting and window.

Bathroom With ceramic tiled walls and floor, heated towel rail,

GARDEN

Set behind electric gates there are lovely communal gardens with secure designated parking and visitor parking.

BER

BER B3, BER No. 106470420

Energy Performance Indicator: 144.4 kWh/m²/yr



mySherryFitz

Open 24/7

REGISTER NOW TO SEARCH FOR PROPERTIES, MAKE AND VIEW OFFERS, ANYTIME YOU LIKE.



24 HOUR ACCESS



SEARCH



BOOK VIEWINGS



MAKE OFFERS



NEGOTIATOR

Ronan O'Hara
Sherry FitzGerald
8 Main Street
Blackrock Co. Dublin
A94 X9W0
T: 01 2880088
M: 087 257 8885
E: ronan.ohara@sherryfitz.ie

MORTGAGE ADVICE

For free independent advice on mortgages talk to Emmet Farrelly
T: 01 2880088
M: 087 1245891
E: blackrock@sherryfitz.ie

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.