

FOR SALE

41 Ferndale Court,  
Allies River Road,  
Rathmichael,  
Co. Dublin

REA

BYRNE & QUIRKE



[byrneandquirke.ie](http://byrneandquirke.ie)



## DESCRIPTION

Different by design; stunning duplex own hall door one bedroomed apartment with loft style double height ceilings, gallery mezzanines, wood burning stove, private balcony and bathed in light by large skylights and porthole window. A courtyard style development in a mature sylvan setting with communal grounds set behind electronic security gates; the tranquil, idyllic setting belies the convenient location close to Shankill, Bray, N11 and M50.

Located off Allies River Road, Ferndale Court is a development of apartments and houses in a creative layout set around communal gardens in a woodland setting. Bray Town Centre and Shankill Village are conveniently located with a range of neighbourhood retail and service outlets. Cherrywood Business Park is located nearby together with a selection of schools and churches. There is a wide choice of sporting and recreational amenities in the vicinity which include Old Conna, Powerscourt and Delgany golf clubs. The DART at Shankill and LUAS at Brides Glen are nearby and the M50 and N11 are easily accessible.

## FEATURES

- Unique, bright immaculate interior c. 60 Sq.M (646 Sq.Ft)
- Creatively designed with double height ceilings and gallery mezzanines
- Own hall door entrance
- Maple Shaker style kitchen with full range of integrated appliances
- Luxuriously appointed bathroom
- Fitted carpets and built-in kitchen appliances included in sale
- Electric storage heating
- Wood burning freestanding stove
- Hardwood double glazed windows
- Digital burglar alarm system
- Private balcony
- Communal parking
- Landscaped communal gardens
- Set behind electronic security gates
- Envidable location close to an array of amenities



## ACCOMMODATION

**Entrance:** with laminate flooring, recessed lighting and flight of stairs to landing area with skylight, door to

**Living Room:** 4.592m x 4.4, feature double height ceiling, four skylights, porthole window, wood burning stove, laminate flooring, audio visual security intercom, tv point, window shutters, French door to balcony, and opening to

**Inner Hallway:** with shelved hotpress and storage press

**Bedroom:** 4.381m x 3.264m. feature double height ceiling and deep bay window, range of built-in wardrobes, carpet, window shutters, stairs to gallery storage area

**Bathroom:** with white suite comprising bath with shower over, freestanding, wash hand basin, wc, recessed lighting, Elicant extractor fan, Dimplex wall mounted heater, part tiled walls, tiled floor

**Mezzanine Kitchen:** 4.389m x 3.4m, with an extensive range of built-in Maple Shaker units, worktops, Belling electric oven, Belling four ring ceramic hob, Neff stainless steel extractor fan, Neff dishwasher, Neff dryer, Ariston freezer, Beko fridge, ceramic tiled splashback, one and a half bowl stainless steel sink unit, integrated wine racks

Attic Access

BER Details:

BER: 

BER No: 112457627

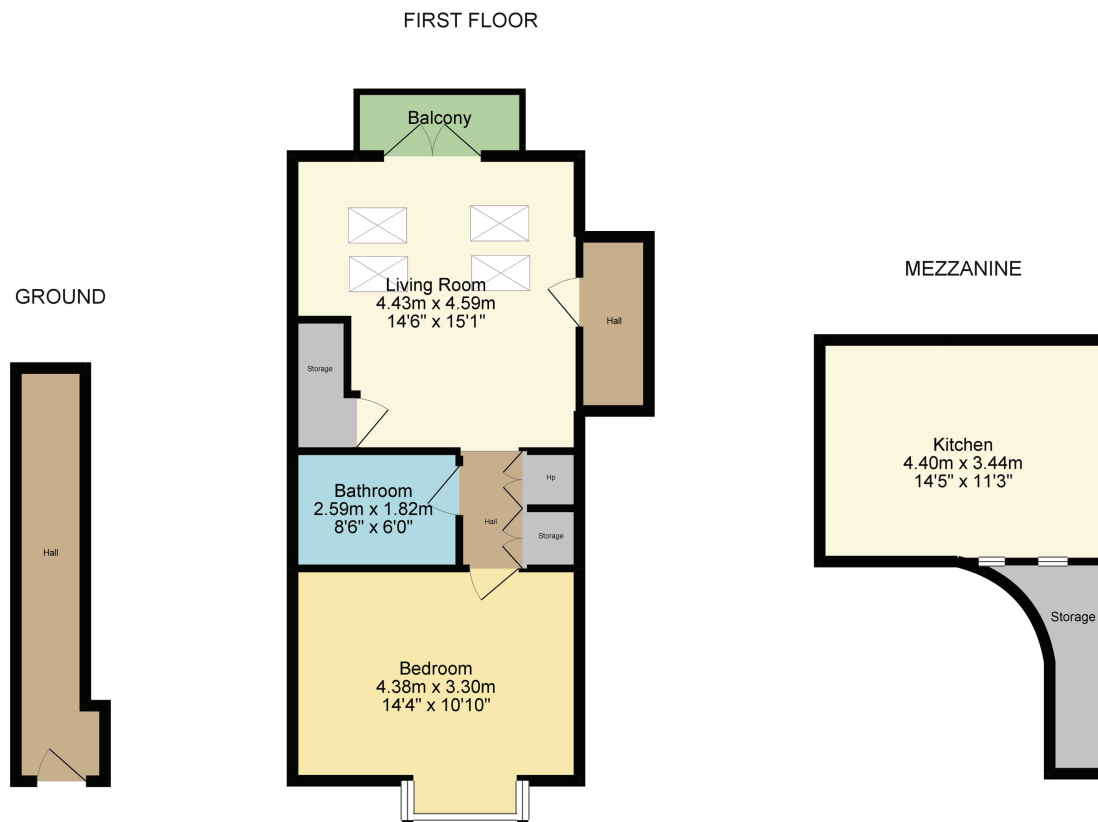
Energy Performance Indicator 384.22 kWh/m2/yr

Viewing: By appointment



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excellence

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