

**83 Poplar, Trimbleston,
Goatstown, Dublin 14, D14 V250**



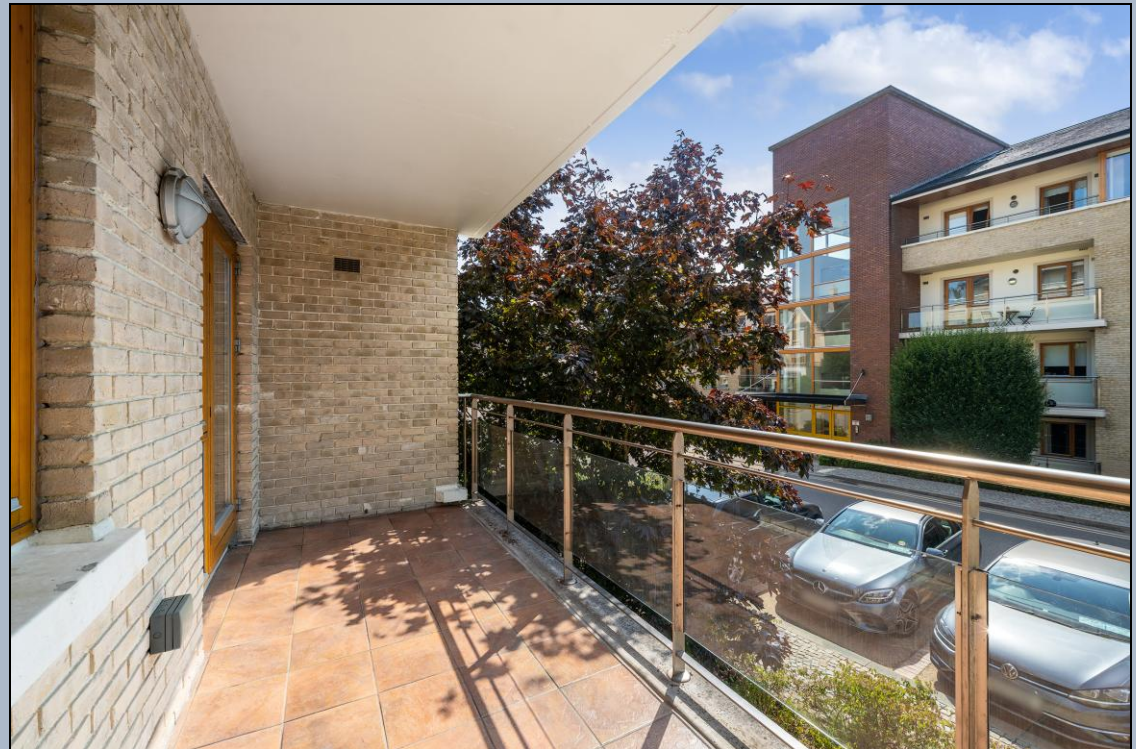
O'Mahony

This extra-large (c.101 sq.m – c.1,081 sq.ft.) first floor two bedroomed apartment with 2 underground designated car parking spaces, a large private own door storage unit, a spacious, sunny, South facing balcony, and a cosy B2 BER rating, is presented in excellent decorative condition throughout.

Enjoying an enviable location within the prestigious 'Sorohan' built development, this exceptionally fine apartment offers a discerning purchaser an opportunity to acquire one of the finest apartments within Trimbleston, which is recognised as one of South Dublin's finest apartment developments.

Located off Goatstown Road and within easy distance of a range of amenities including Clonskeagh Village, Dundrum Town Centre, Stillorgan Village, Deer Park, UCD Belfield, and access to the M50 and N11 is just minutes away.

Contact us to organise a private, personal viewing of this exceptional apartment.



ACCOMMODATION

Hall

Spacious L shaped entrance Hall with Cloaks closet & Hot press. Coving to ceiling. Recessed ceiling lights. Video security intercom.

Living Room

6.37 x 3.63

With fireplace with inset electric fire. Coving to ceiling. Door to Balcony. Radiator cabinet. Recessed ceiling lights.

Kitchen / Dining

6.52 x 3.51

With range of fitted kitchen cabinets incorporating oven, hob & extractor hood, tiled splashback, granite worktops, integrated fridge freezer, integrated half dishwasher & integrated washing machine. Ceramic floor tiles. Coving to ceiling. Recessed ceiling lights. Radiator cabinet.

Bedroom 1

4.48 x 3.53

With built in wardrobes. Door to balcony.

Bedroom 1 Dressing area

1.68 x 1.47

Built in wardrobes. Recessed ceiling lights.

Bedroom 1 En Suite

1.99 x 1.52

With stand in shower, w/c & washbasin in vanity unit. Ceramic wall & floor tiles.

Bedroom 2

3.54 x 2.75

With built in wardrobes.

Bathroom

2.04 x 1.99

With bath, w/c & washbasin. Ceramic wall & floor tiles.

Balcony

5.08 x 1.87

Virtually Staged



Virtually Staged



Some Features:

- Two designated underground car parking spaces
- Private own door underground lock up storage unit
- Extra large first floor apartment
- Cosy B2 BER rating
- Large, sunny, South facing balcony
- 'Rationale' Double glazed windows
- Gas fired radiator central heating
- Two double bedrooms
- En Suite to Bedroom 1
- Dressing area to Bedroom 1
- Cloaks / Storage closet off Hall
- Recently redecorated
- Hardwood internal doors
- Video security intercom
- Lift to all floors
- Local shopping nearby
- Number 11 bus stop at Trimbleston entrance
- Carpets & Curtains as fitted included in sale

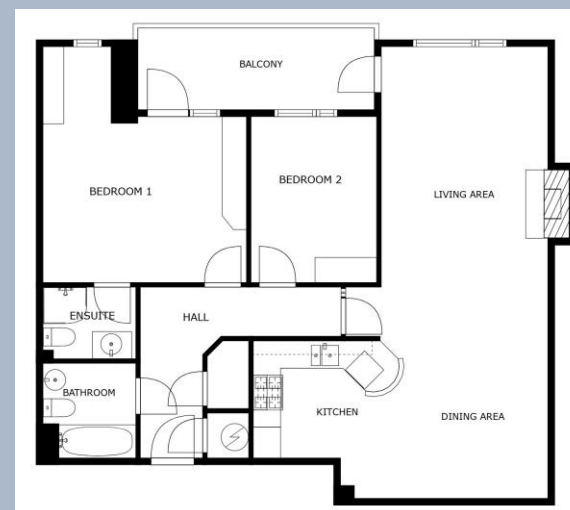
Gross Internal Area:

c. 101sq.m. (c.1,081 sq.ft.)

B.E.R.: B2

No. 101819795

EPI: 109.57 kWh/m²/yr



Floorplan for identification only. Not to scale.



Negotiators:

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