



99 Pugin House, Loreto Abbey, Rathfarnham, Dublin 14

Beirne
& Wise

For Sale By Private Treaty



This is a very stylish ground floor (46 sq.m./495 sq.ft) one bed apartment overlooking a mature landscaped courtyard in sought after Loreto Abbey. With a sunny westerly aspect the apartment has neutral shades throughout and is beautifully presented with high quality interior fittings including polished granite in the both the bathroom and kitchen. It has a lovely balcony overlooking the manicured grounds and it further benefits from underground car parking, gas fired heating and a large walk in utility closet.

A perfect setting coupled with a central location close to Rathfarnham Village it is serviced by a direct bus service to city centre, a short drive from Nutgrove and Dundrum shopping centres, Marlay and St. Enda's parks are close by as well as local village shops and restaurants.

Special Features

- Ground Floor One bed apartment overlooking a landscaped courtyard
- High Quality Interior Fittings
- GFCH
- West Facing Balcony
- Alarm
- One Car Space
- Ample Visitors Parking
- Floor Area 46 sq.m./495 sq.ft. approx.

Accommodation

ENTRANCE HALL

Door to Large UTILITY PRESS with plumbing for washing machine. Good storage. Hot Press.

LIVING / DINING ROOM

6.02m x 3.35m (19'9" x 10'11")

A large bright room with tall windows, door to balcony and a three piece black leather lounge suite, dining room table and 2 chairs, coffee table, blinds, carpeted, door to kitchen

KITCHEN

2.31m x 1.98m (7'6" x 6'5")

Fine range of cream cupboards and presses, granite tops, stainless steel sink, cooker, glass hob, extractor fan, fridge/freezer, under counter lighting.





BEDROOM 1

4.42 x 2.97 (14'6" x 9'8")

Fine range of built in cream wardrobes, double bed oak finish head board, 2 oak finish pedestals, carpeted, blinds, curtains, window overlooking manicured square

BATHROOM

2.34m x 1.73m (7'8" x 5'8")

Bath with shower attachment, W.C. Wash Hand Basin. Tiled floor and part tiled walls with large vanity mirror.

MANAGEMENT COMPANY

Indigo Property Management.

SERVICE CHARGE

Service Charge € 1,642.44 per annum subject to change.

Outside

BALCONY

West facing balcony area, overlooking well maintained square.

View

By appointment with Beirne & Wise t: 01 296 2444

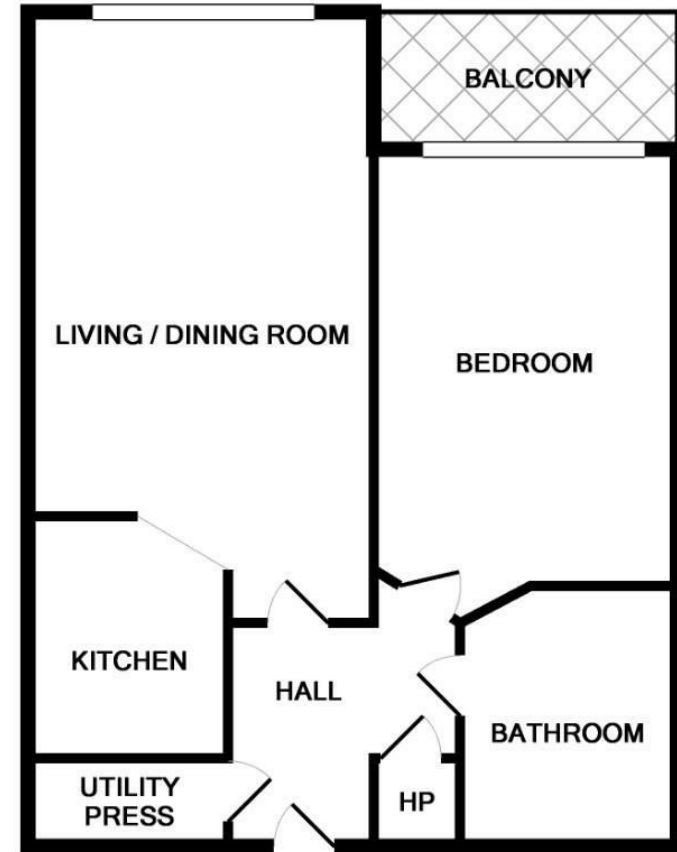
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Output 177.72 kWh/m2/yr





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