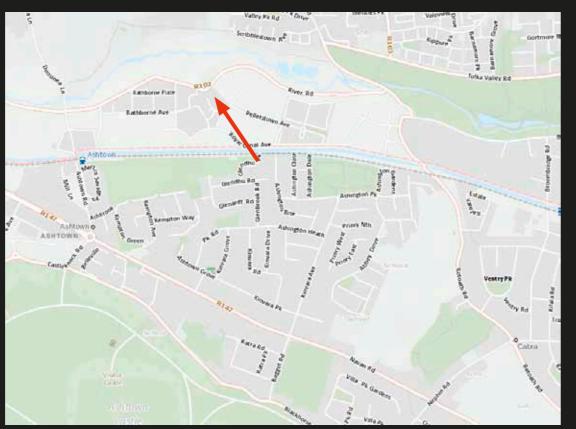






PSRA No. 002964 (licence)

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If you are considering selling please call us today:

For a Free Valuation:

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The firm do not hold themselves liable for any inaccuracies and intending purchasers or tenants should not rely on them as statements or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.



For Sale by Private Treaty



Apartment 13 The Birches, Pelletstown Manor, Ashtown, Dublin 15

### For Sale by Private Treaty

# ALLEN JACOBS

## Apartment 13 The Birches, Pelletstown Manor, Ashtown, Dublin 15

Allen & Jacobs are delighted to bring to the market this attractive first floor apartment. Providing light filled well laid out accommodation of c.58sqm/624sqft with the benefit of two balconies and secure underground designated parking. Presented in excellent condition-ideal for a first time buy or investment.

The location is extremely convenient with all amenities surrounding including schools (new Pelletstown educate together located nearby), shops, parks (Phoenix park minutes away), restaurants/bars and public transport to include numerous bus routes and nearby Ashtown railway station.

Accommodation briefly comprises entrance hall, living/dining room, kitchen, 2 double bedrooms (master en suite) and main bathroom. There are also 2 balconies and one designated parking space.

#### At A Glance

- Light filled accommodation c.58sqm/624sqft
- 2 x balconies
- Secure designated parking space
- Presented in excellent condition
- GFCH
- Lift
- Timber double glazed windows
- Master bedroom en suite
- Storage/Cloakroom
- Beside all amenities
- Close to Phoenix park
- Beside Ashtown train station



Gary Jacobs MSCSI MRICS







Strictly By Prior Appointment
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Viewing



#### Accommodation

Entrance Hall Attractive timber floor, Intercom, shelved hot press, storage/cloakroom, ceiling cornicing

Living Room/ Dining:  $4.95 \times 3.07$  Attractive timber floors, ceiling cornicing, TV point, door to balcony

**Kitchen:** 2.27 × 2.08 Fully fitted eye & floor level press units, integrated fridge freezer, oven, hob, extractor fan, integrated dishwasher, stainless steel sink unit, plumbed for washing machine, tiled floor & splashback

Bedroom 1: 4.42 × 2.51 Fitted wardrobe, door to balcony

En suite Double sized fitted shower, cubicle, pedestal whb, wc, tiled floor, shaving light

Bedroom 2: 4.1 × 2.73 Fitted wardrobe

Bathroom Fitted bath with shower attachment, pedestal whb, wc, fully tiled floor, shaving light

### Management:

The development is managed by Keenan Property Management (KPM) and the current annual service charge is €1,385.









