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For Sale by Private Treaty



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

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## For Sale by Private Treaty

# 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



### Viewing

Strictly By Prior Appointment  
Only With Sole Agents Allen & Jacobs  
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### Notes:

### Negotiator

Gary Jacobs MSCSI MRICS

### Accommodation

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

**Living Room/ Dining:** 4.95 x 3.07 Attractive timber floors, ceiling cornicing, TV point, door to balcony

**Kitchen:** 2.27 x 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 x 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 x 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.

