

APARTMENT 54 HIGHGROVE
MOUNT TALBOT | MONASTERY ROAD | DUBLIN 22

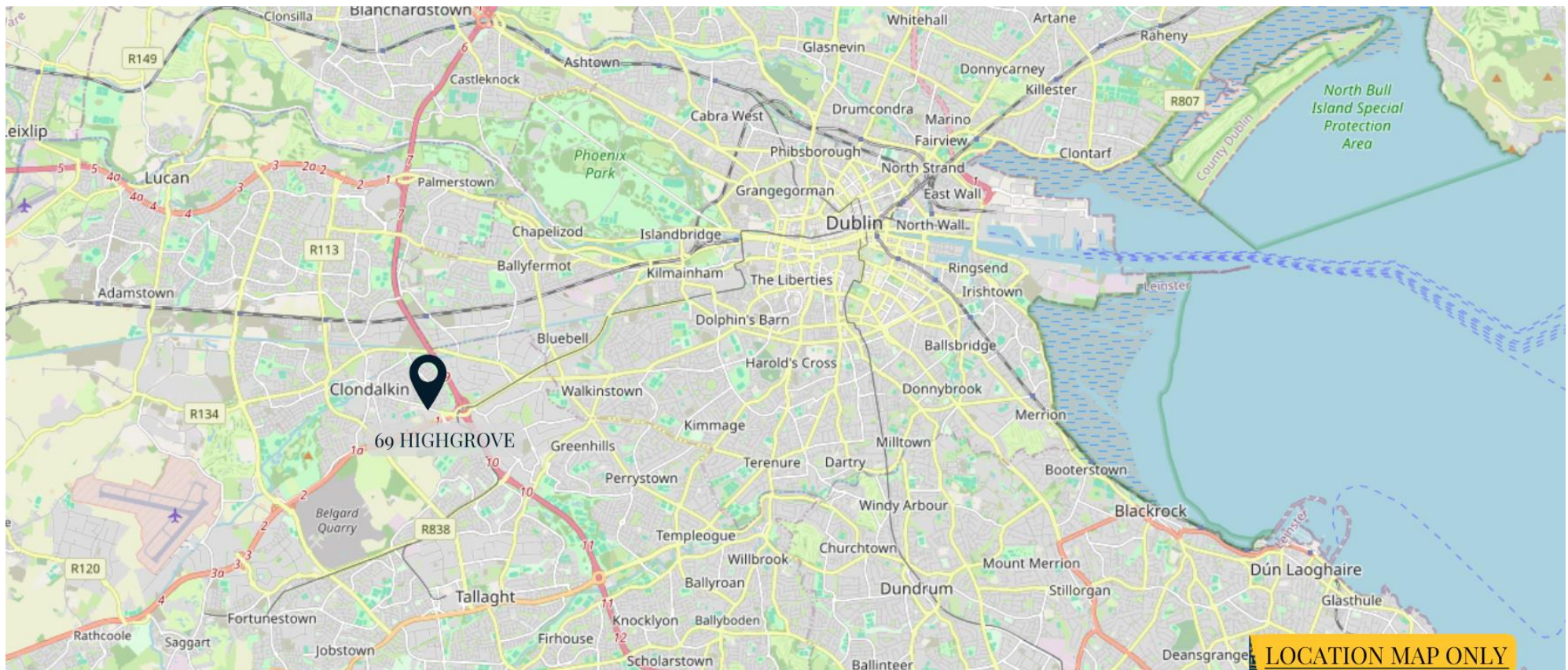


LOCATION

Mount Talbot is a well-maintained and highly regarded development comprising approximately 130 apartments built in c.2004, the development is ideally positioned just off the N7 and M50 road networks. The property is located adjacent to the Red Cow LUAS stop and park-and-ride facility, offering exceptional connectivity to Dublin City Centre and beyond.

Clondalkin village is a vibrant and increasingly sought-after residential area.

The area benefits from excellent public transport links, a wide selection of schools, shops, cafes, and local leisure amenities. Also with easy reach of the development is the Liffey Valley shopping centre & retail park, the square Tallaght, and Blanchardstown shopping centres, while the nearby LUAS Red Line, park & rides facilities is only a couple of minutes' walks. Major networks road services including the N7 and M50, providing quick access to Dublin City Centre providing convenient access to all national routes.



J P & M Doyle are delighted to bring to the market this fine ground floor Stylish Two-Bedroom Apartment extending to c. 882 sq ft / 82 sqm, with a large c.89 sq ft / 8.26 sq m terrace, in the Highly Sought-After Mount Talbot Development

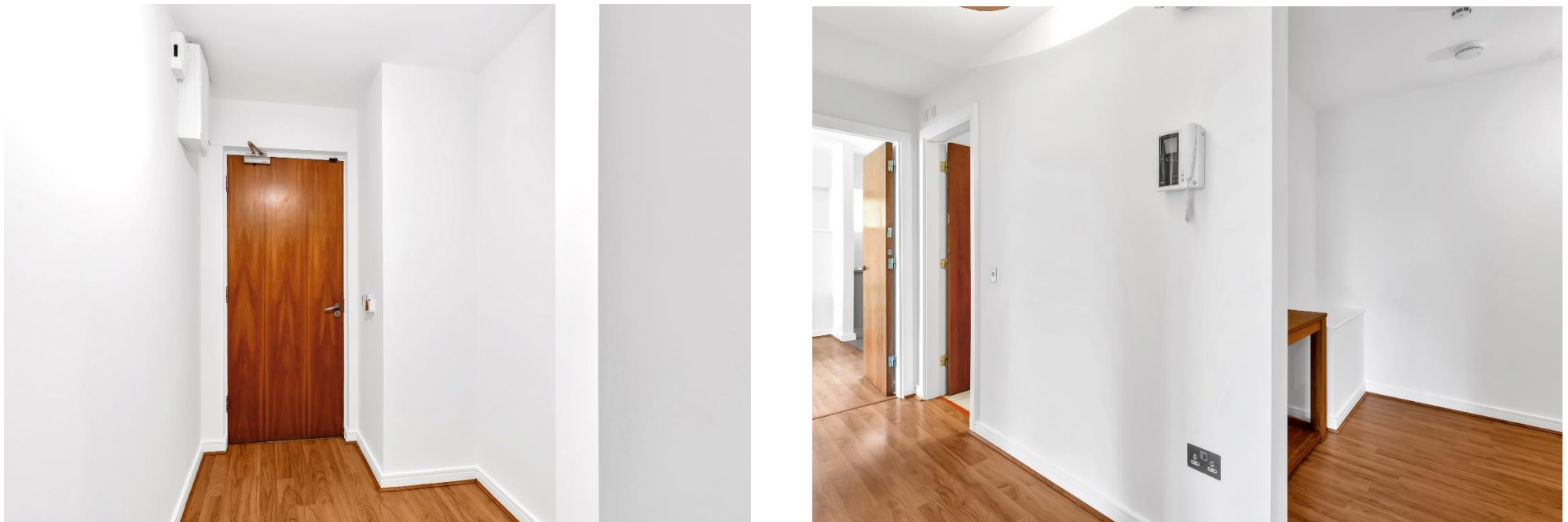
The Property benefits from a bright and spacious two-bedroom apartment located in the popular Mount Talbot development on Monastery Road. Situated within the well-maintained Highgrove complex, this superb property offers modern living in a convenient and well-connected location.

The apartment boasts a contemporary cream and wood kitchen with integrated appliances, high-quality finishes throughout, and a thoughtfully designed layout ideal for modern living. Additional features include built-in cherry wood wardrobes, generous electrical and media points, audio/video intercom access.

The accommodation briefly comprises an inviting entrance hall, a generous open plan living and dining area filled with natural light, and a fully fitted contemporary kitchen. There are two well-proportioned bedrooms, including a spacious primary bedroom with built-in wardrobes, along with a stylish family bathroom finished to a high standard.

The apartment benefits from excellent storage, double-glazed windows, and one designated underground parking, while residents also enjoy two surface communal visitors carparking areas fronting the development, landscaped communal grounds with secure access.

This property will appeal to first-time buyers, downsizers, and investors alike seeking a turnkey home in a thriving residential location.



ACCOMMODATION

Large L-Shaped Entrance Hallway 2.14m "Max" x 1.65m
2.08m x 1.57m

Corridor Area 4.10m x 1.08m

Hot-Press Storage

Open Plan Living Area 5.09m x 2.82m

Features A generously proportioned open-plan space with floor-to-ceiling windows, wooden flooring with excellent natural light , access to a large railed terrace area.

Terraced Timber Decked Area 5.06m x 1.63m

Dining area 2.51m x 3.21m

Kitchen 2.03m x 3.19m

Bathroom 2.23m x 2.00m

Features fully fitted with high-quality sanitary ware including concealed cistern WC, vanity unit, wash hand basin, mirror, and bath with pumped shower. Finished with tiled floors, bath surround, recessed lighting, and a chrome heated towel rail.

Bedroom 1 "Master suite" 4.24m x 3.20m

Features Spacious double bedroom, built-in cherry wood wardrobes, timber flooring and impressive park land views

Ensuite 1.95m x 1.90m

Features modern ensuite with WC, wash hand basin, pumped shower unit, chrome heated towel rail, and tiled flooring

Bedroom 2. 4.64m "Max" x 2.31m

Features built-in cherry wood wardrobes, timber flooring, and impressive park land views

- Exceptionally spacious two-bedroom apartment
- Large terrace
- Bright open-plan living space with extensive glazing
- Contemporary fitted kitchen with integrated appliances
- Built-in cherry wood wardrobes
- Basement car parking with controlled access to one car space
- Ample visitors ground level car parking
- Audio/video intercom system
- Lift access
- Burglar alarm
- Data, TV, and phone points in master bedroom
- Gas fired central heating,
- Pumped hot & cold water



OUTSIDE SPACE

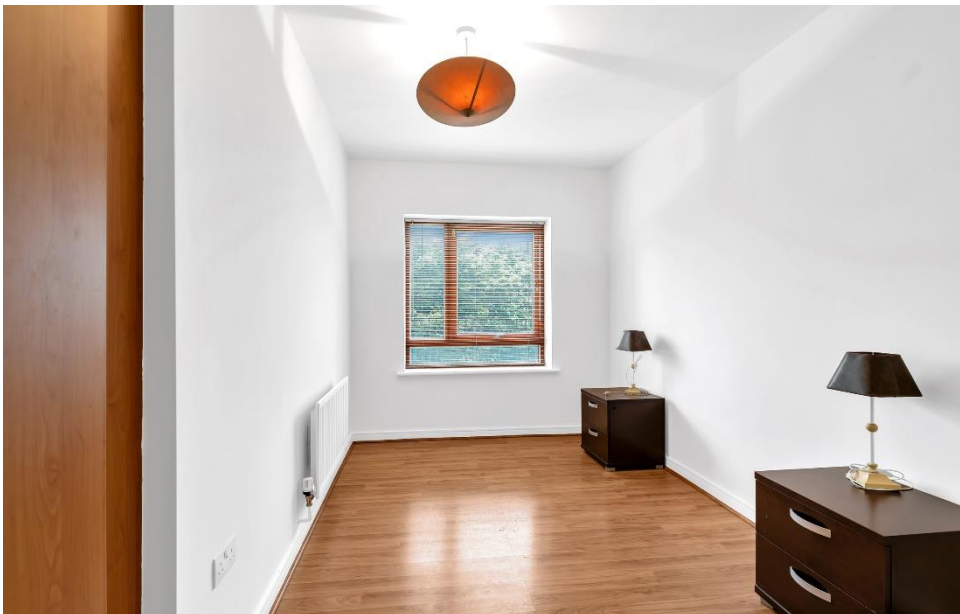
A generous railed terraced area capturing morning sunlight and offering attractive views over the city skyline



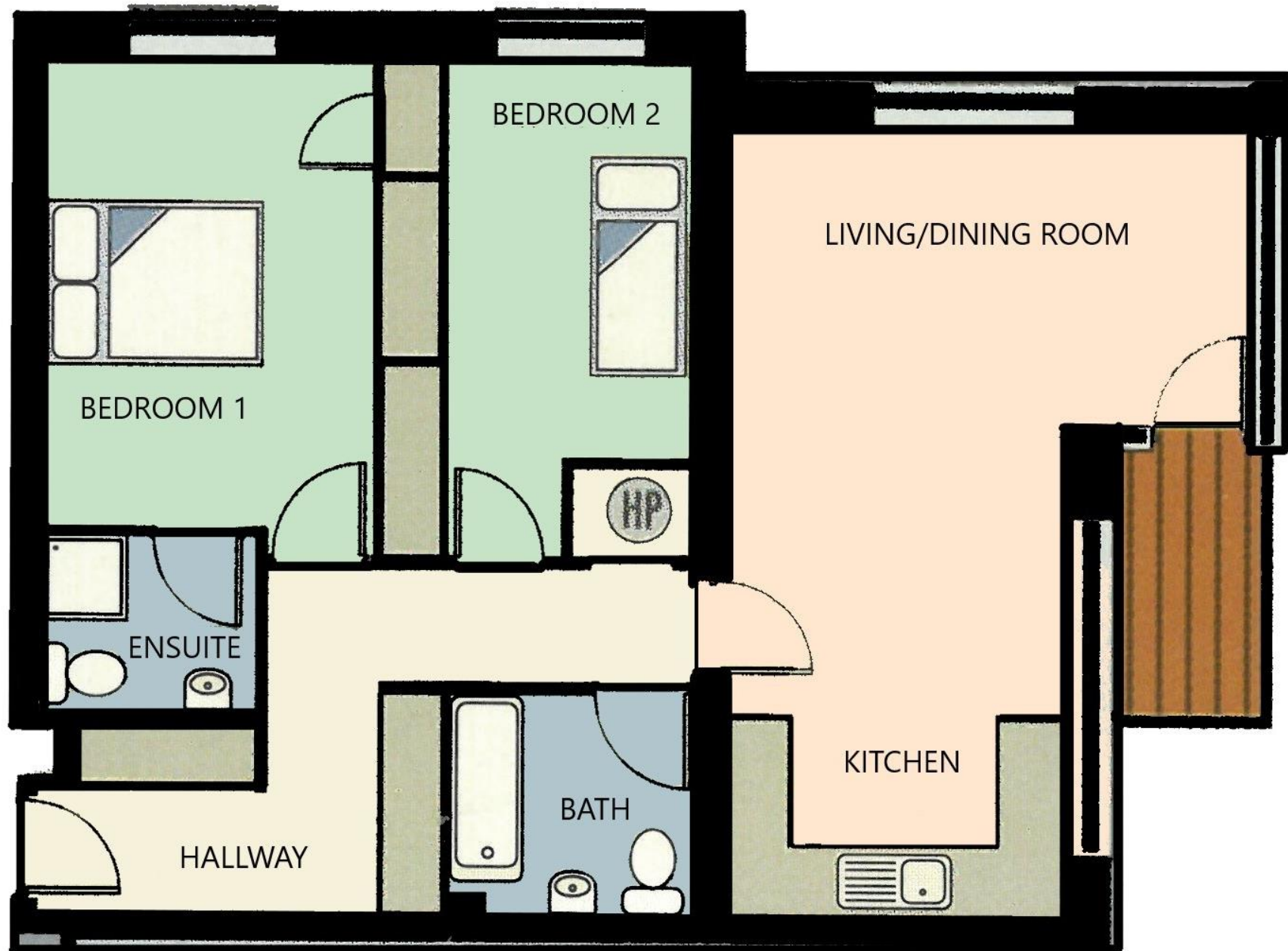












FOR SALE BY PRIVATE TREATY

GUIDE PRICE:

€289,000

BER:

B3

Management fee:

€23411.38 P.A

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