

For Sale

Asking Price: €475,000

Sherry
FitzGerald



25 Cherbury Court, Booterstown Avenue,
Booterstown, Co. Dublin, A94 HK70

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BER E2



Ground Floor



Number 25 Cherbury Court is a spacious, owner occupied two bedroom, ground floor apartment nestled away in this private and mature development. Cherbury Court is situated just off Booterstown Avenue & consists of a most appealing mature red brick development. Built in 1980's, Number 25 offers the perfect balance between living and sleeping accommodation measuring approx. 63sq.m. / 678sq.ft. approx. It is perfectly situated facing southwest in this quiet residential complex and boasts its own door entrance beside the designated car space offering its inhabitants the feel of a house rather than an apartment.

Upon entering the apartment, you are instantly greeted with a sense of space and light, a spacious living/dining room with a fully equipped kitchen, two good sized double bedrooms and a spacious bathroom. There is one designated car parking space directly outside the door and ample visitor parking.

Situated in the heart of Booterstown, there is a wealth of amenities close by including local shops on Booterstown Avenue, Mount Merrion Avenue and Blackrock Village with a selection of boutiques, coffee shops, restaurants and the well-regarded Gleeson's Pub. Some of Dublin's finest primary and secondary schools are on the doorstep. The extensive grounds and facilities of UCD Belfield are also close by, not to mention excellent transport links with Booterstown DART, a Quality Bus Corridor and the N11/ Stillorgan Dual Carriageway just minutes away.

All in all, this property is a fantastic opportunity which should not be missed – early viewing is advised!

SPECIAL FEATURES

- Quiet leafy development close to N11 and Booterstown Dart station.
- Ground floor apartment.
- Private entrance beside designated car space.
- South West Facing.
- Private communal garden.

ACCOMMODATION

Floor Area: 64sq.m. / 689sq.ft. approx.

Entrance Porch Glass entrance porch with main door with privacy glass panelling for light.

Living Room Bright open living room with wood flooring, ceiling coving, large box bay floor to ceiling window, flooding the room with light. Recessed lighting, gas fire, stone mantle piece, alcoves perfect for fitted shelving.

Kitchen/Dining Room Open plan kitchen dining area with tiled floor in kitchen area, floor and wall hung kitchen units, chrome sink, integrated appliances. electric 4 ring hob and oven. Extractor fan. Window to communal garden, natural light and ventilation. Dining area with floor to ceiling glass window overlooking the communal garden. Can be converted to double doors. Space for large dining table and six chairs.

Main Bedroom Generous double bedroom, wood flooring, box bay window. Separate wardrobe with door.

Bedroom 2 Double bedroom with wood flooring window overlooking communal garden, recessed lighting.

Bathroom Floor to ceiling feature tiling, wash hand basin, WC, electric shower, heated towel rail, wall hung mirror and vanity unit. Window for natural light and ventilation.

GARDEN

There is one designated car parking space directly outside the door and ample visitor parking.

BER

BER E2, BER No. 115339475

Energy Performance Indicator: 347.29 kWh/m²/yr





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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.

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