



Apt. 10 Clarinda House

Clarinda Park West, Dun Laoghaire, Co. Dublin

Apt. 10 Clarinda House, Clarinda Park West, Dun Laoghaire, Co. Dublin

All Furnished Photographs Are Virtually Staged

Discover the allure of Apt. 10 Clarinda House, a well-maintained top floor apartment nestled within this sought after complex just a stones' throw away from Upper George's Street. Boasting ample space, lovely views and a prime location, this residence promises a lifestyle of comfort and convenience. As you step into the apartment you are greeted by a large entrance hall that sets the tone for the spaciousness that awaits. The highlight of this apartment is the generously sized living/dining room benefitting from lovely views over the Dun Laoghaire rooftops to Scotsman's Bay and creates an atmosphere of tranquillity and relaxation. Off this is the kitchen with its own window, again benefitting from the lovely views with the remaining living space comprising of two bedrooms and a shower room. Included with the property is one off street car parking space.

Being just a stones' throw away from the heart of Dun Laoghaire, this apartment enjoys every conceivable amenity literally on its doorstep. The location is of unparalleled convenience being situated on this highly regarded road within a short walk of extensive shopping, restaurants, cafes, the IMC Cinema, Lexicon Library by the seafront, the east and west piers and the People's Park with its popular Sunday farmer's market. The area is surrounded by many interesting walks along with seafront, metals and over Killiney and Dalkey hills along with the secret parks of Royal Terrace and Clarinda Square. The villages of Monkstown and Glasthule are also within a pleasant stroll with their interesting boutiques and restaurants. There are excellent primary and secondary schools nearby while the DART and numerous routes serve the city centre and surrounding areas. Recreational and leisure facilities abound include gyms, rugby, football, GAA, hockey and tennis, the four yacht clubs and marina appealing to the sailing enthusiasts while the Forty Foot, Sandycove Beach and Seapoint attract year-round swimmers.

Features

- Overall floor area of approximately 70sq.m (752sq.ft)
- One designated off street car parking space
- Gas fired central heating system
- Highly regarded and very convenient location
- Kitchen appliances included in the sale
- Service charge approximately €3,000 per annum – Anderson Property Management Company
- Dun Laoghaire & Sandycove/Glasthule DART Stations nearby along with numerous bus routes on the doorstep







Accommodation

Entrance Hall: 5.35m x 1.05m (17'7" x 3'5") with ceiling coving and shelved cloaks cupboard

Living/Dining Room: 6.4m x 4m (21' x 13'1") with ceiling coving, coal effect gas fireplace with sandstone mantle and surround with polished granite hearth and granite inset and lovely sea views

Kitchen: 2.7m x 3.5m (8'10" x 11'6") with a range of fitted cupboards and units, sink unit, tiled splashbacks, work surfaces, plumbed for washing machine, integrated four ring Beko electric hob with extractor fan over, integrated Beko electric oven, shelved pantry area, houses the Vokera gas boiler and window with views out over the rooftops of Dun Laoghaire to Scotsman's Bay

Bedroom 1: 2.8m x 4.9m (9'2" x 16'1") with ceiling coving and fitted sliderobe wardrobes

Bedroom 2: 2.4m x 3.3m (7'10" x 10'10") with fitted sliderobe wardrobes

Shower Room: 1.7m x 2.6m (5'7" x 8'6") with step in shower, w.c. and wash hand basin

Outside: There is one off street car parking space available.

BER Information

BER: G. BER No: 117298406.

EPI: 470.43 kWh/m²/yr.

Eircode

A96 Y382





OFFICES

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005
E: dalkey@lisneysir.com

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820

11 Main Street, Dundrum,
Dublin 14, D14 Y2N6.
T: 01 296 3662

103 Upper Leeson Street,
Ballsbridge, Dublin 4, D04 TN84.
T: 01 662 4511

29 Dunville Avenue,
Ranelagh, Dublin 6, D06 K283.
T: 01 662 4511

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2, D02 PH42
T: 01 638 2700

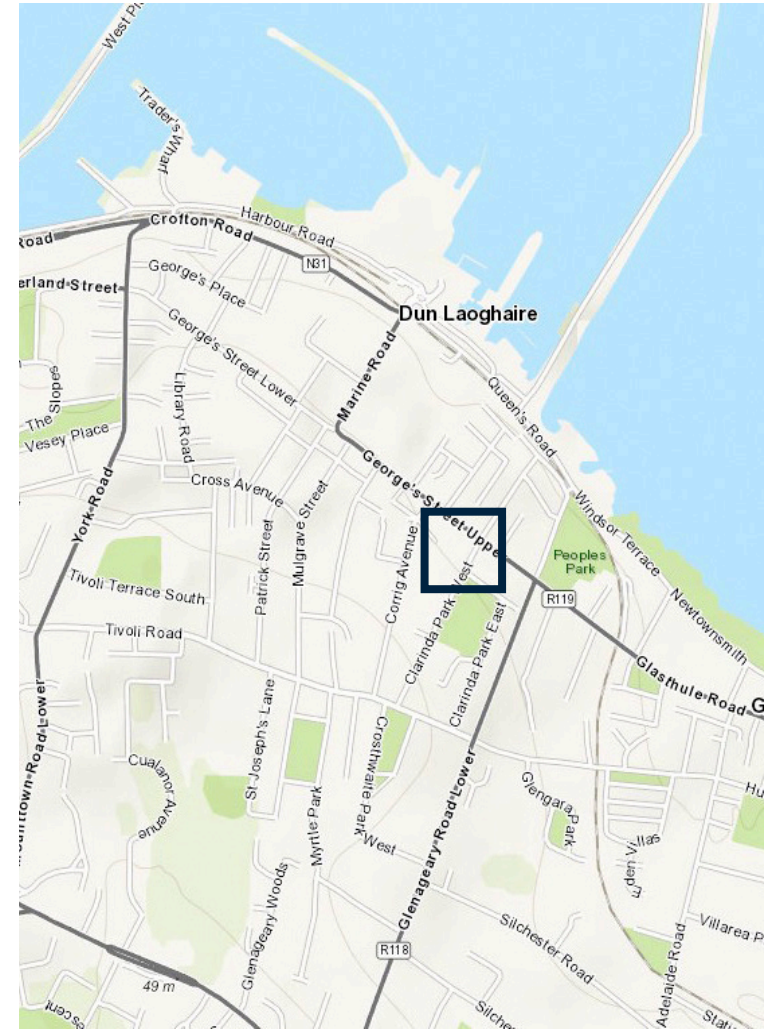
55 South Mall,
Cork, T12 RR44
T: 021 427 8500



lisneysir.com

FLOOR PLANS Not to scale - for identification purpose only.

First Floor



Lisney Sotheby's International Realty is an Independently Owned and Operated Company.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney Sotheby's International Realty, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney Sotheby's International Realty as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney Sotheby's International Realty as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney Sotheby's International Realty, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney Sotheby's International Realty. 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. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848.





© 2022 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. All offerings are subject to errors, omissions, changes including price or withdrawal without notice. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Equal Housing Opportunity.

Lisney | Sotheby's
INTERNATIONAL REALTY