



49 Brennanstown Avenue,
Brennanstown, Cabinteely, Dublin 18

 **HUNTERS**
ESTATE AGENT

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BER C1

For Sale by Private Treaty

Hunters Estate Agent is delighted to present 49 Brennanstown Avenue to the market. An extremely well presented two bedroom, own door apartment in this ever popular development in Cabinteely.

Originally constructed in 2005 by Tudor Homes, this fine property will appeal to both investors and owner occupiers alike.

Accommodation extends to 72.5 sqm / 780 sqft and briefly comprises of an entrance hall, living / dining room, kitchen, two double bedrooms (master ensuite) and bathroom. Outside there is a substantial dual aspect sunny terrace. There is one designated car parking space and visitor parking. Residents benefit from the manicured communal gardens.

49 Brennanstown Avenue is located in the Brennanstown development, enjoying a variety of houses, duplexes and apartments. It is ideally located just off the N11. It is a short stroll from the villages of Cabinteely, Cornelscourt and Foxrock which offer a wide variety of shopping, eateries and local amenities, including Cabinteely Park, Cabinteely library and excellent transport links including the N11 (QBC – routes 145, 84A, 84X), LUAS and M50. Dunnes Stores at Cornelscourt is easily accessible. Dundrum Town Centre and Carrickmines Retail Park are both a short drive away.

The area boasts several sports and leisure activities in the area including local GAA, soccer, rugby and tennis clubs. Nearby Dunlaoghaire offers marine activities and horse riding, mountain biking and hill walking are all available in the nearby Dublin / Wicklow mountains.

The area benefits from several secondary and junior schools including St Brigids girls and boys national school, Loreto College Foxrock, Cabinteely Community School, Clonkeen College and Hollypark girls and boys national schools.

Viewing is highly recommended.

SPECIAL FEATURES

- » Superbly presented two bed own door apartment
- » Extending to 72.5 sqm / 780 sqft
- » One designated car parking space (no. 41)
- » Gas fired central heating
- » Double glazed throughout
- » Burglar alarm
- » Dual aspect decked terrace



ACCOMMODATION

ENTRANCE HALLWAY

1.78m x 1.13m (5'8" x 3'7")

Porcelain tiled floor

LIVING ROOM

4.9m x 4.65m (16' x 15'2")

Feature wall mounted, remote controlled fire with log effect. Illuminated recessed shelves. Porcelain tiled floor and recessed lighting. Recessed storage. Door to south west facing terrace.

KITCHEN

2.85m x 2.8m (9'3" x 9'1")

Range of fitted units incorporating illuminated work top areas and stainless steel sink unit. Quality appliances including a built in Whirlpool double oven, Belling electric hob, integrated Whirlpool dishwasher and fridge freezer. Porcelain tiled floor.

INNER HALL

3.95m x 1m (12'9" x 3'2")

Hotpress with insulated cylinder. Porcelain tiled floor.

MASTER / BEDROOM 1

3.88m x 3.06m (12'7" x 10')

Floor to ceiling double fitted wardrobes. Walnut flooring. Door to a decked terrace, benefitting from morning sun.

ENSUITE

2.1m x 2m (6'8" x 6'5")

White suite incorporating bath with tiled surround and shower attachment, wash hand basin in vanity unit with granite surround, mirrored medicine cabinet, heated towel rail and w.c. Tiled walls and floor.

BEDROOM 2

4.5m x 2.6m (14'7" x 8'5")

Floor to ceiling double fitted wardrobes. Walnut flooring. Door to a decked terrace, benefitting from morning sun.

BATHROOM

2.06m x 1.88m (6'7" x 6'1")

White suite incorporating a fully tiled shower unit, pedestal wash hand basin, wall mirror, heated towel rail and w.c. with granite surround. Porcelain tiled floor.



OUTSIDE

This own door two bedroom apartment benefits from a dual aspect decked terrace, both north east and south west. The common areas enjoy communal green areas, tastefully landscaped with specimen trees and shrubs. There is one designated parking space (no. 41) and visitor parking.

MANAGEMENT COMPANY

Anderson Property Management
1-2 Windsor Terrace
Dunlaoghaire
Co Dublin
Tel: 01 2140726

SERVICE CHARGE

€857.00 per annum

BER DETAILS

BER Rating: C1
BER Number: 110062908
Energy Performance Indicator: 168.97 kWh/m2/yr

VIEWING

Strictly by prior appointment with sole selling agents. Hunters Estate Agent Foxrock on

Ph: 01 289 7840.
Email: foxrock@huntersestateagent.ie



FLOOR PLANS

Not to scale. For identification purposes only.



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