



JP&M
DOYLE

Established. 1952

Auctioneers | Valuers | Estate Agents | Property Consultants

FOR SALE

APT 168, BLOCK G, THE ISLAND,



**MARTIN ROW,
CHAPELIZOD, D20 F208.**

jpmdoyle.ie

(01) 490 3201

LOCATION:

Situated in the heart of the charming village of Chapelizod, The Island development is gated and both stylish and very well maintained. Amenities in the area are fantastic and the city centre is easily accessed either by car or one of the regular bus services. The natural beauty of this area is not to be understated. The Phoenix Park and the River Liffey are literally on your doorstep and close proximity to the N4/ M4/ M50 and Heuston Station is a plus, making many shopping centres like Liffey Valley and Blanchardstown and recreational clubs etc. easily accessible.

DESCRIPTION:

J P & M Doyle are delighted to bring to the market this spacious first floor one bedroom apartment c. 506 sq. ft/ 47 sq. m located in the much sought after development of The Island, Chapelizod. The property benefits from generously proportioned accommodation and light filled living spaces, and has recently upgraded hardwood oak flooring throughout. Accommodation comprises of entrance hall, hot press, cloakroom/ utility, spacious open-plan living/ dining room with a separate fully fitted kitchen, double bedroom and a main bathroom.

One of the outstanding features of this property are the floor to ceiling living room windows, which enjoy views over the River Liffey and the surrounding area. The property benefits from meticulously maintained communal grounds and gardens. Additionally, there is a designated underground parking space and ample visitor parking available.

This apartment is ideal for owner occupiers or investors alike. Viewing is highly recommended.

ACCOMMODATION:

Entrance Hallway:

4.32 m x 1.0 m. Features intercom system, alarm, hardwood oak flooring.

Hot press:

Cloakroom/ Utility:

Plumbed for washing machine.

Open-Plan Living/ Dining Room:

5.7 m x 3.4 m (max). Features hardwood oak flooring & picture floor to ceiling windows.



Kitchen:

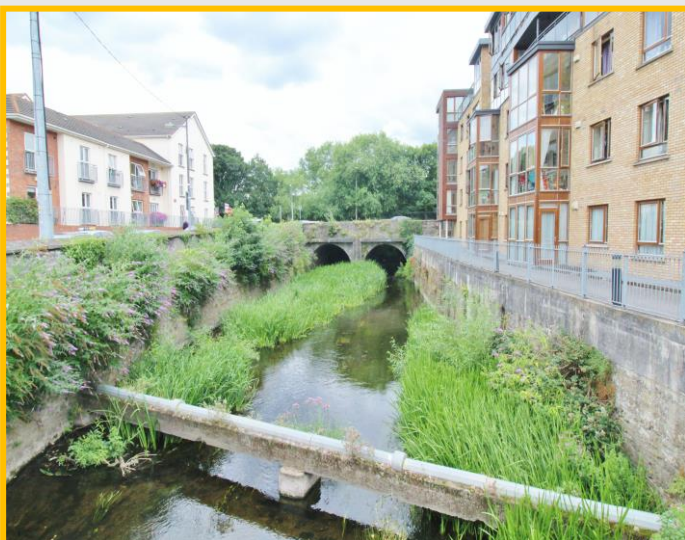
2.89 m x 2.6 m. Features shaker style alderwood floor and wall units with tiled splash back, hardwood oak flooring, stainless steel sink, electric hob, oven extractor fan, dishwasher & fridge.

Bedroom:

3.7 m x 3.41 m. Feature fitted wardrobes and hardwood oak flooring.

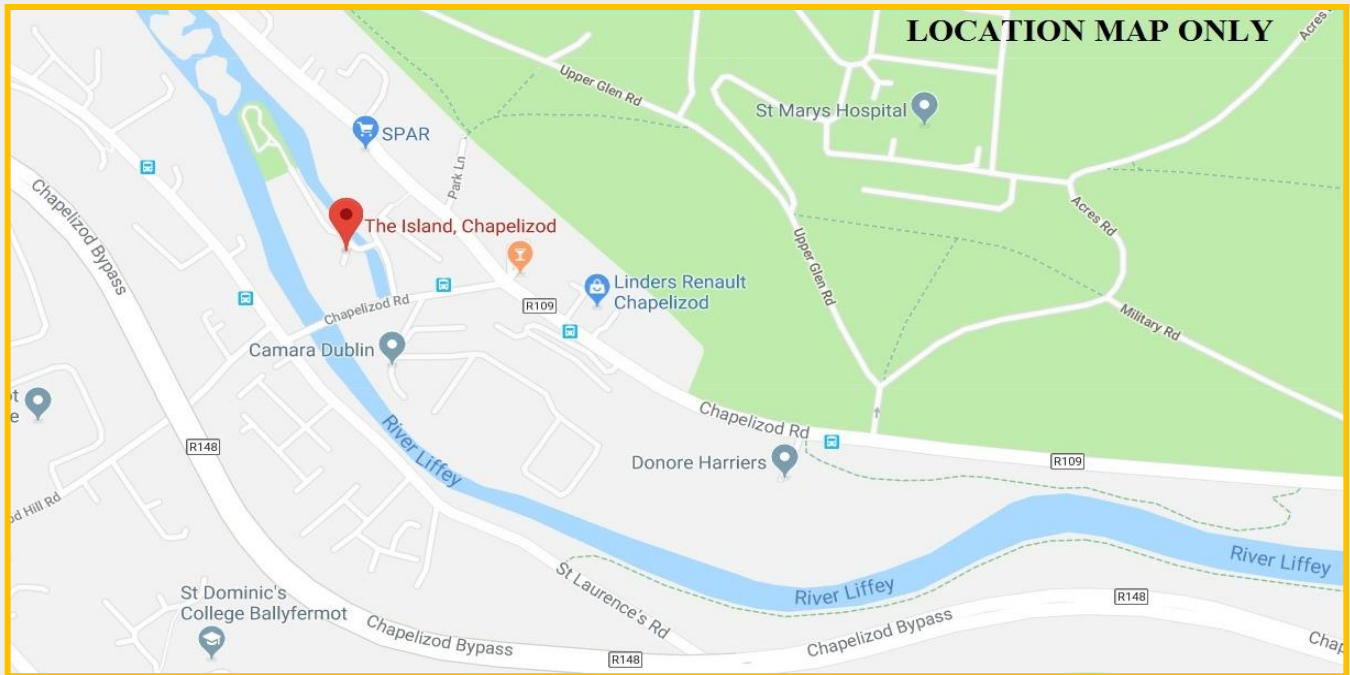
Bathroom:

2.45 m x 1.66 m. Features bath/ shower WC & WHB fully tiled.



FEATURES:

- Intercom & alarm
- Solid Wood oak floors throughout
- Exclusive development
- Turnkey condition
- Landscaped grounds
- 1 underground car parking space with access to a large high security bike storage space
- Visitor parking
- Village location, adjacent to the Phoenix Park and close proximity to a host of amenities
- Easy access to Dublin City Centre, Heuston Station, and M50 and N4/ M4 road networks
- Fantastic investment opportunity



VIEWING:

By Appointment Only

MANAGEMENT FEE:

€1,530 per annum

BER RATING:

D2 (111285425)

PRICE REGION:

€215,000



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PSRA Licence: 002264

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