

BER A3



16 Orwell Hall

Marianella, Rathgar, Dublin 6

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INTERNATIONAL REALTY

16 Orwell Hall, Marianella, Rathgar, Dublin 6

Features

- Spacious ground floor apartment surrounded by landscaped and professionally maintained communal gardens and grounds
- Dual aspect with patios off both the living space and the principal bedroom
- Floor area of approximately 84m² (904 sqft)
- One secure underground car parking space.
- Visitors parking by arrangement
- Exceptionally well fitted Cairn Home built development a short walk to Rathgar Village
- Excellent residents' facilities to include concierge services, gym with steam room and sauna facilities, meeting room and resident's lounge, cinema room, board room and green area with children's landscaped playground.
- Custom designed McNally Kitchen with quality integrated appliances complete with Silestone worktops.
- Aluclad Carlson Windows
- Energy Efficient LED light fittings
- Thermostatic-zoned underfloor heating throughout
- Energy efficient fresh air and heat recovery ventilation (HRV) system
- Pressurised hot and cold water system
- Lift access from car park direct to the apartment lobby
- A3 BER energy rating
- Management Company – Petra Property Management
- Service charge €4,400 per annum

16 Orwell Hall where luxury, tranquillity and contemporary design come together to create a home of exceptional distinction. Set within the award-winning Marianella development built by Cairn located in Rathgar, Dublin 6. This very fine ground floor dual aspect property offers a lifestyle normally reserved for five star retreats.

This delightful two-bedroom apartment offers a spacious layout and the convenience of a ground-floor location. Fitted throughout to a very high standard and flooded with natural light from its dual aspect orientation. It will no doubt appeal to both owners and investors alike. The accommodation which extends to approximately 84m² (904 sqft) comprises welcoming reception hall with oak timber flooring and excellent storage throughout. The well-appointed generous open plan kitchen, dining and living room provides direct access to the light filled south facing patio area perfect for sitting and enjoying the all-day sunshine. The superbly appointed kitchen is excellently designed providing ample storage, fitted with high end quality kitchen appliances and finished with granite worktops. There are two generous double bedrooms, the principal suite has patio access, along with a bank of floor to ceiling wardrobes and an impressive master bathroom suite. A plumbed utility and a fully tiled shower room / wc complete the accommodation. Benefitting from two private patio spaces to the front and the back of the property. Sitting amongst magnificent, landscaped gardens and grounds benefitting from one secure underground car parking space with visitors parking available within the complex. Life at Marianella is defined by its exceptional amenities. The grounds are beautifully maintained, offering a sense of privacy and serenity rarely found so close to the city.

Marianella is an exceptionally finished Cairn Homes development of houses and apartments set amongst beautifully landscaped gardens and grounds. Situated in the highly sought after Victorian suburb of Rathgar, Marianella is surrounded by excellent restaurants, cafes and leisure facilities. Residents enjoy exclusive access to a private wellness suite with gym, steam room and sauna, a cinema, media room, elegant lounge spaces, meeting rooms and a landscaped playground. Its proximity to Dublin City Centre makes Marianella the perfect option for those who love the hustle and bustle of glamorous city life but like to have a calm oasis only a few kilometres away. Also within easy reach are the villages of Rathgar Milltown and Ranelagh, together with the LUAS, bus routes, local schools and colleges, sports and leisure facilities and the Dodder Linear Park.



Accommodation

Kitchen / Living / Dining: 3.9m x 8.9m (12'10" x 29'2") Generous, light filled open plan, Oak wood floor, large patio door, spotlights, excellent range of kitchen cupboards and drawer storage with Miele integrated oven and microwave above, integrated fridge freezer, induction hob, extractor fan, stainless steel sink with swan neck tap.

Entrance Hall: 1.1m x 5.8m (3'7" x 19') Oak wood floor, door to plant room and door to

Utility Room: 1m x 0.9m (3'3" x 2'11") plumbed for a washing machine and includes shelved storage.

Principle Bedroom: 2.7m x 10m (8'10" x 32'10") Oak wood floor, door to balcony, bank of floor to ceiling walk-in wardrobe and storage, and door to

En-Suite Bathroom: bath, double vanity unit sinks with storage beneath, built-in back lite mirrors with storage, heated towel rail and a pumped shower system, WC with recessed shelving – fully tiled

Bedroom 2: 3m x 4.4m (9'10" x 14'5") Oak wood floor with floor to ceiling built-in storage, windows overlooking shrubbery and rear patio space

Bathroom: 1.8m x 2.5m (5'11" x 8'2") tiled floor, tiled walls, pumped shower, heated towel rail, WC, wash hand basin, recessed shelving and mirror with storage, spotlights.

Outside: To the front there is a private patio space which is south facing and surrounded by shrubbery. To the rear of the main bedroom suite there is door access to a second private patio space, benefiting from a westerly access.

BER Information

BER: A3

BER No.: 109781393

EPI: 58.44 kWh/m²/yr

Eircode

D06 C9W8



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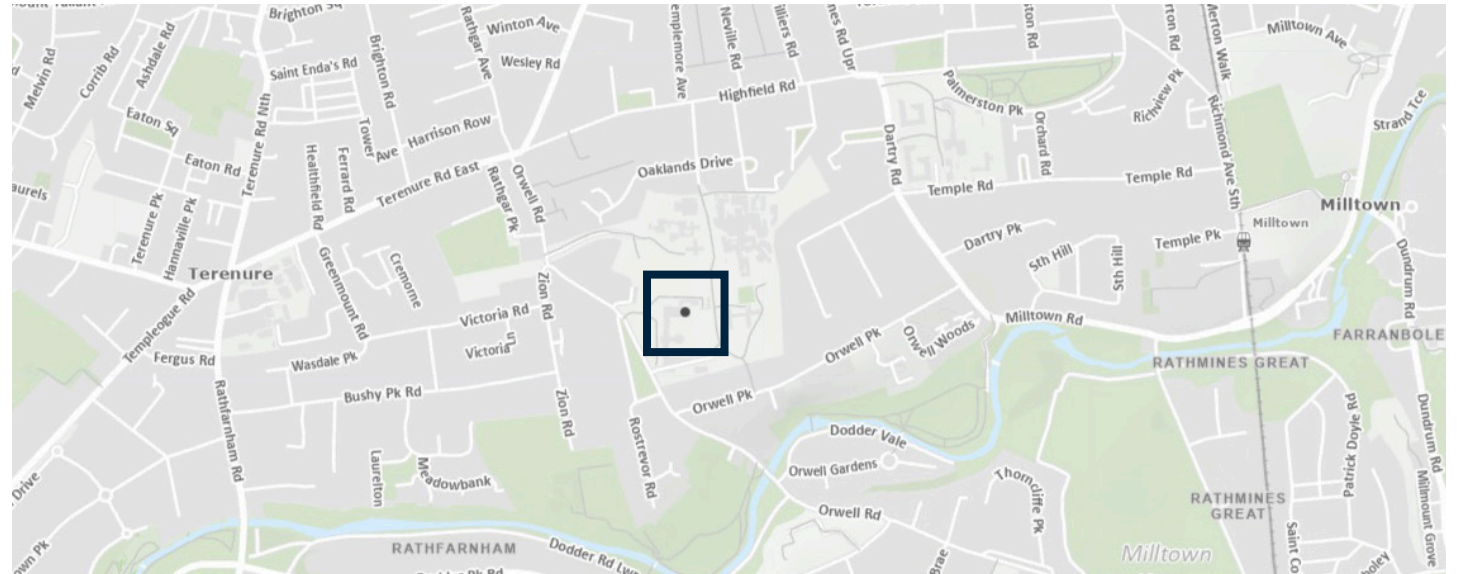
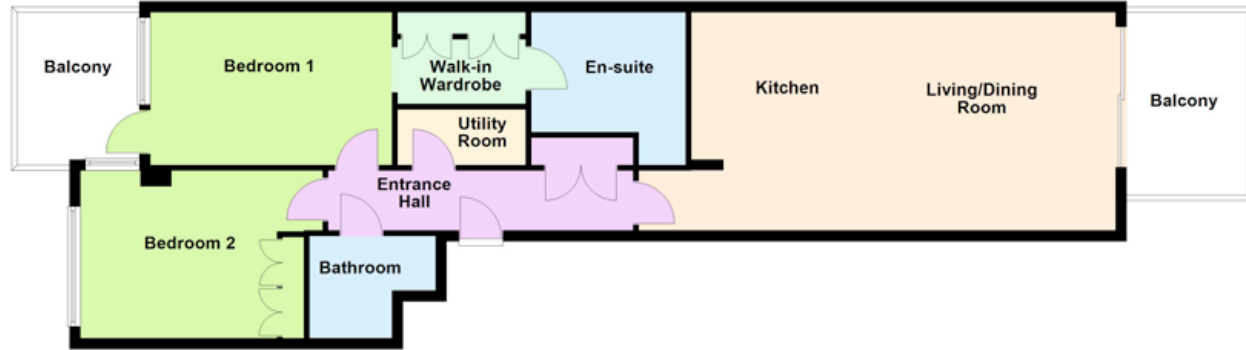
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FLOOR PLANS Not to scale - for identification purpose only.

First Floor



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