



2 Swift Hall, Carrickmines Wood,
Brennanstown Road, Dublin 18

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent is delighted to present to the market this bright and spacious duplex apartment extending to approximately 88sqm/947sqft. This superbly appointed two-bedroom ground floor duplex enjoys exceptionally well-proportioned accommodation laid out over two levels. This fine property enjoys an attractive outdoor space with a sunny aspect and beautiful outlook.

Accommodation briefly comprises of an entrance hallway, off which a most welcoming and generously proportioned living room/dining room and a well-appointed kitchen are located alongside a guest w.c. The property benefits from floor to ceiling glazing overlooking the meticulously maintained communal gardens at ground floor level.

The first floor comprises of two large double bedrooms, both boasting excellent built in storage and a main bathroom. Both bedrooms are large in size and complete with built in wardrobes and windows to the side overlooking the communal gardens.

Outside the property enjoys a recently fitted decked area complete with mature hedging and well stocked flower beds that looks onto the mature landscaped communal gardens. The property has the benefit of a designated car parking space and ample visitor parking.

Carrickmines Wood is a much sought after development, conveniently situated close to a host of amenities in nearby Foxrock and Cabinteely villages. Dundrum Town Centre, Stillorgan and Blackrock villages are within easy reach, providing an array of specialist shops, restaurants, coffee shops and delis. The area also benefits from many recreational amenities including pedestrian access from the development into Cabinteely Park, various local tennis, rugby, GAA, football and golf clubs and marine activities in nearby Dun Laoghaire.

Some of Dublin's finest primary and secondary schools are within easy reach and University College Dublin, IADT and Trinity College are also within an easy commute.

Excellent transport links are close by including the QBC, N11 (Dublin Bus Routes 145, 46A, 63 and Aircoach), M50 and the LUAS green line at Carrickmines providing ease of access to and from the city centre and surrounding areas.

Viewing is highly recommended.

SPECIAL FEATURES

- » Superbly presented bright and spacious accommodation throughout
- » Extending to c. 88sqm /947sqft
- » Double glazed windows
- » Gas fired central heating
- » Quality timber flooring
- » Meticulously maintained communal gardens
- » One designated car parking space and visitors parking
- » Excellent transport links nearby including M50/N11/LUAS/ QBC



Accommodation

ENTRANCE HALL

2.04m x 1.57m (6'7" x 5'1")

Hardwood floor, recessed lighting, video intercom handset and telephone point.

GUEST W.C.

1.44m x .87m (4'7" x 2'8")

Tiled flooring, Pedestal wash hand basin, W.C., extractor fan.

KITCHEN/DINING ROOM

6.7m x 2.06m (22' x 6'7")

Range of built-in units, stainless steel sink unit, four ring electric hob, Neff built in oven, extractor hood, Integrated fridge freezer, tiled floor, recessed lighting, ceiling coving.



LIVING AREA

4.4m x 4.9m (14'4" x 16')

Large bright room with feature Sandstone fireplace with slate hearth and fitted gas fire, gas fired central heating boiler, ceiling coving, eaves storage, hardwood floor, double doors to South facing decking area and manicured communal gardens.

BEDROOM 1

3.1m x 4.9m (10'1" x 16')

Hardwood floor, fitted wardrobes, window with views of south facing manicured communal gardens.



BEDROOM 2

3.1m x 4.9m (10'5" x 16')

Hardwood floor, fitted wardrobes, window with views of south facing manicured communal gardens.



BATHROOM

1.9m x 2.05m (6'2" x 6'7")

Bath with shower over, w.c., wash hand basin with strip light over and storage underneath, heated towel rail, recessed lighting and extractor fan, partly tiled walls and tiled floor.

OUTSIDE

The property is located in this much sought after development enjoying meticulously maintained communal gardens. The property boasts a quite tranquil terrace that benefits from a Southerly aspect with access to the manicured communal lawn area complete with mature trees. The apartment benefits from one designated car space and visitors parking.

BER DETAILS

BER: C2

BER Number: 105531370

Energy Performance Rating: 176.28 kWh/m2/yr

MANAGEMENT COMPANY DETAILS

Bohan Hyland Property Management

Service Charge: approx. €2,500 per annum

DIRECTIONS

Travelling from Foxrock Village, proceed down Brighton Road to the traffic lights. Drive straight through the lights onto Brennanstown Road and Carrickmines Wood is on the left hand side. As you turn into the development, veer to the right and No.2 Swift Hall is located on the right hand side.

VIEWING

Strictly by prior appointment with sole selling agents. Hunters Estate Agent Foxrock on 01 289 7840. or email: foxrock@huntersestateagent.ie

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