



ESTATES

28 Lower Leeson Street, Dublin 2.

PHONE: (01) 411 0012

email: karen@coldwellbanker.ie

web: www.coldwellbanker.ie

PSR Licence No.: 002120

Asking Price: €250,000

Viewings: Strictly by appointment with the sole agents.

Negotiator: Karen Mulvaney (087) 667 1986.

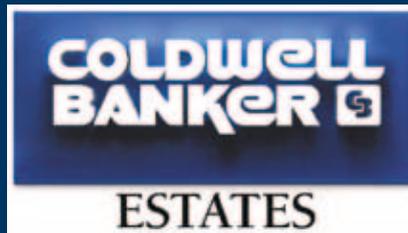
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Apartment 9

The Walnut, Grattan Wood,
The Hole in The Wall Road,
Dublin 13

BER D1



ESTATES

For Sale By Private Treaty

Gated Community

Secure Car Parking

Convenient Location

Bright & Spacious Apartment

South Facing Balcony

Lift Service

Apartment 9, The Walnut, Grattan Wood, The Hole in The Wall Road, Dublin 13

Karen Mulvaney of Coldwell Banker is proud to present to market a beautiful two-bedroom apartment in Donaghmede. Newly decorated and on the second floor with south facing windows and balcony, this is an airy and spacious apartment in the most convenient of locations.

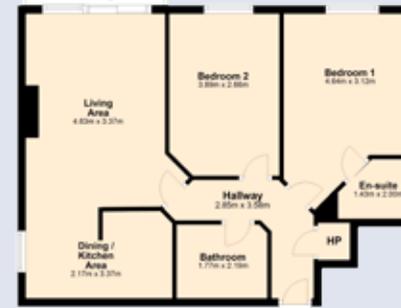
It is immaculately presented and very well located, a stone's throw from Donaghmede with a large array of shopping and schools. It is also just off the N32 which links to the M1 & M50. This is also seriously convenient for Dublin Airport.

With gas fired central heating, gas fire place, large south facing balcony and windows this is an ideal home for any discerning buyer.

Accommodation briefly comprises of; Entrance Hall, Living Room with wall to wall windows and sliding door opening out onto a south facing balcony flooding the room with light, Dining area off the fitted kitchen. There are also two large double bedrooms with an en suite off the Master and main bathroom.



FLOOR PLANS (Not to Scale)



Accommodation

Hallway	2.85m x 3.58m	Carpetted hallway with storage.
Bedroom 1	4.64m x 3.12m	Large Master bedroom with built in wardrobes and south facing window.
En Suite	1.43m x 2m	Tiled floor and splashback w.c., w.h.b. and walk in shower.
Bedroom 2	3.89m x 2.66m	Double bedroom with built in wardrobes and south facing window.
Bathroom	1.77m x 2.19m	Tiled floor splashback w.c., w.h.b. and bath with shower.
Living Area	4.63m x 3.37m	Spacious bright living room with gas fireplace, wall to wall windows with door leading to South facing balcony.
Dining/ Kitchen Area	2.17m x 3.37m	Black high gloss tiles flooring, wall and floor shaker units, gas oven and hob, integrated fridge freezer and washing machine.
Floor Area Approx. 61.32 sq m.		