

For Sale

By Private Treaty

AMV

€499,000

grimes^g



Magnificent 3 Bedroom Penthouse Apartment - €499,000
Measuring c.140m² / 1,507ft²

FOR SALE BY PRIVATE TREATY

Apt 137 Temple Gardens
Northwood
Dublin 9
D09 NW89

BER C1



grimes.ie
PSRA Licence No. 001417

DESCRIPTION

Grimes are delighted to bring this stunning three-bedroom penthouse apartment in Temple Gardens to the market. No. 137 is an exciting and rare opportunity to acquire a beautiful apartment that boasts dual aspect living rooms and a wraparound balcony, providing elevated and unobstructed views over stunning gardens, Santry Park and Demesne as far as the Dublin mountains. The property was built in 2002 and has been lovingly maintained and presents in showhouse condition throughout.

This penthouse apartment is thoughtfully laid out with bright and spacious accommodation, it briefly comprises of three double bedrooms (master with ensuite), a large open plan sitting room with dining area, kitchen and family bathroom. The property is further enhanced with a wraparound balcony that measures almost 60msq alone! There are two allocated parking spaces, one outside and one in the underground car park, there is lift access and key coded entry panels.

Temple Gardens in Northwood blends peaceful surroundings with practical convenience, offering open green spaces, transport links and excellent shopping. There is a wide range of schools and sports clubs within walking distance. Northwood in Santry is just minutes from Dublin Airport and within easy driving distance of the M50.

Early viewing strongly advised...





ACCOMMODATION

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| Foyer: 4.33m x 2.13m 2.06m x 1.99m | Beautiful bright and airy living room connected to both kitchen and dining area with solid wood flooring and access to the wraparound balcony. |
| Living Room: 8.24m X 4.33m | Beautiful bright and airy living room connected to both kitchen and dining area with solid wood flooring and access to the wraparound balcony. |
| Dining Area: 5.84m x 3.17m | The dining area is located off the living room with large windows offering stunning views over Santry Park. |
| Kitchen: 3.81m x 3.06m | The modern kitchen is fully fitted with shaker style units and integrated appliances. The flooring is tiled. |
| Master Bedroom: 2.95m x 4.84m | Lovely bright double bedroom with floor to ceiling windows, access to balcony and ensuite bathroom. With solid wooden flooring. |
| En-Suite: 1.96m x 1.70m | The spacious ensuite is fitted with wc, whb, shower and tiled flooring. |
| Bedroom 2: 3.87m x 4.05m | Bright and spacious double bedroom with built in wardrobes with access onto the wraparound balcony. With solid wooden flooring. |
| Bedroom 3: 3.87m x 3.20m | Bright and spacious double bedroom with window and solid wooden flooring. |
| Bathroom: 2.00m x 2.80m | Family bathroom is fitted with wc, whb, bath with shower head Flooring is tiled. |

Features

- Prestigious Penthouse Apartment
- Panoramic views as far as the Dublin Mountains
- Wrap around balcony measuring c. 58msq
- Two parking spaces
- Management fee €3,100 per annum
- Presented in showhouse condition throughout
- Located within easy reach of all local amenities and recreational facilities
- Easy access of Dublin Airport, M50 and Dublin city Centre.



PRICE

AMV €499,000

VIEWING

By appointment:
Louise Shannon

Please contact us to arranging a viewing.
We are open from 9 am to 5.30 pm Monday to Friday and by appointment on Saturdays.

THINKING OF SELLING YOUR PROPERTY?

We at Grimes, Skerries would be delighted to offer you a free valuation appraisal on your property. We will advise you on value, method of sale and presenting your property to it's highest potential.

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MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we are delighted to be able to offer very competitive rates of 3.55% (Green Rate for homes with an Energy Rating – BER- of B3 or better – no cashback) **Or 3% cash back** for any First Time Buyer / Trade Up & Refinance loans issuing until 31st December 2025.

2% Back -in-Cash at drawdown means we will pay you 2% of the mortgage loan amount that is drawn down. We will pay this 2% into the current account you use for mortgage repayments within two months of drawdown. (eg. €300k = €6k)

1% Back-in-Cash in year 5 means we will pay you 1% of the mortgage loan amount originally drawn down. We will pay this 1% into the current account you use for mortgage repayments within two months of the 5th year anniversary of the mortgage loan drawdown date (eg. €300k = €3k)



EBS d.a.c. is regulated by the Central Bank of Ireland.

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CONDITIONS TO BE NOTED: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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