



23 Rochfort House, Brennanstown,
Cabinteely, Dublin 18

 **HUNTERS**
ESTATE AGENT

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BER B3



For Sale by Private Treaty

Hunters Estate Agent is delighted to present to the market this superbly appointed bright and spacious two bedroom third floor apartment extending to 100 sq.m /1,076 sq.ft., situated in a quiet location within the Brennanstown development. The property has been extremely well maintained throughout and comprises of light filled spacious accommodation including an entrance hallway, living room, kitchen/dining room, two double bedrooms (one ensuite) and bathroom. The property enjoys three large decked terraces enjoying various aspects to catch the sun at different times of the day.

The property is located in this sought-after development overlooking the manicured communal gardens. Brennanstown is situated just off the N11 and is within a leisurely stroll of all the amenities of Cabinteely, Cornelscourt and Foxrock Villages, with ample shopping, local eateries, public library, Cabinteely Park and excellent transport links at hand. The Luas stops at Carrickmines and Cherrywood are within easy access. The area is also well serviced by various bus routes including numbers 84, 84A and 145 bus routes (QBC), easy access to N11 & M50. Dunnes Stores at Cornelscourt is also within minutes' drive.

SPECIAL FEATURES

- » Superbly presented bright and spacious accommodation throughout
- » Overlooking the communal gardens
- » Double glazed windows throughout
- » One designated car space No:131 and visitors parking
- » Burglar alarm system
- » Gas fired central heating
- » Mature tranquil setting
- » Close proximity to Cabinteely village enjoying an abundance of amenities
- » Extending to 100 sq.m. (1,076 sq.ft)
- » Within easy access to N11, M50





ACCOMMODATION

ENTRANCE HALLWAY

6.37m (20'8") x 1.07m (3'5")

Intercom handset, digital alarm panel, tiled floor.

CLOAKROOM

With fitted shelving and storage

STORAGE CLOSET

With ample shelving.

HOT PRESS

With immersion.

LIVING ROOM

3.9m (12'8") x 3.9m (12'8")

Raised feature gas fire, recessed lighting, phone and t.v point, tiled floor. Door to decked terrace.

TERRACE

4.26m (13'9") x 2.09m (6'9") plus 6.1m (20') x 3.44m (11'2")

Decked terrace overlooking the communal gardens.

DINING ROOM

5.86m (19'2") x 2.35m (7'7")

Tiled floor.

KITCHEN

3.02m (9'10") x 2.42m (7'10")

Range of built-in units, worktop, stainless steel sink unit, splash-back, four ring halogen hob, extractor fan over, integrated microwave, oven, fridge freezer, washing machine, dishwasher and tiled floor. Door to

TERRACE

9.87m (32'3") x 1.87m (6'1")

Decked terrace overlooking the communal gardens.

BEDROOM 1

4.27m (14') x 4.23m (13'9")

Double bedroom, range of built-in wardrobes, t.v and phone points. Door to decked terrace.

ENSUITE BATHROOM

2.3m (7'5") x 1.7m (5'6")

Bath with shower over, w.c, vanity unit with polished granite shelf and wash hand basin, fitted mirror and recessed lighting, extractor fan, heated towel rail, partly tiled walls and tiled floor.

BEDROOM 2

4.11m (13'4") x 3.91m (12'9")

Double bedroom, built-in wardrobes with shelving and desk, t.v. point and door to decked terrace.

TERRACE

6.1m (20' x 3.43m (11'2") plus 4.27m (14') x 2.04m (6'7")

Decked terrace overlooking the communal gardens.

BATHROOM

2.31m (7'5") x 1.69m (5'5")

Bath with shower attachment over, w.c, vanity unit with wash hand basin, polished marble shelf, fitted mirror with recessed lighting, heated towel rail, partly tiled walls and tiled floor, extractor fan.

OUTSIDE

The property enjoys three decked terraces overlooking the communal gardens. There is one designated parking space underground and ample visitors parking.

MANAGEMENT COMPANY DETAILS

Anderson Property Management
1-2 Windsor Terrace
Dun Laoghaire
Co Dublin
Tel: 01 2140726
Service Charge: €1,700 per annum

BER DETAILS

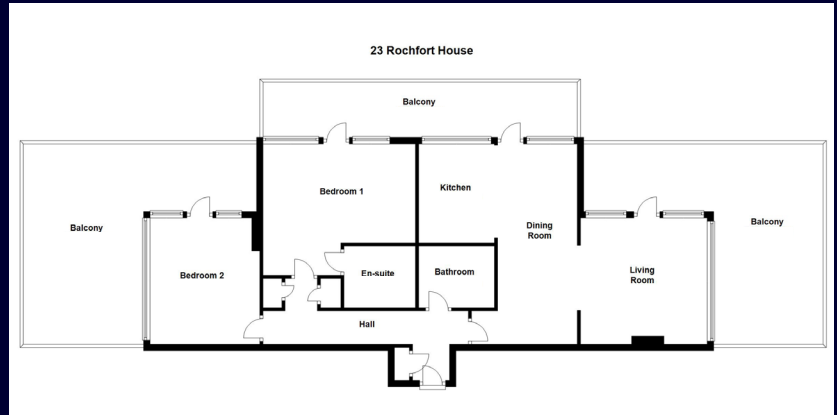
BER: B3
BER Number: 101110898
Energy performance rating: 149.02 kWh/m²/yr

DIRECTIONS

Coming from the N11, turn left at the traffic lights at The Horse and Hound onto the Old Bray Road, Drive half way down this road and take a right-hand turn into Brennanstown. Take your next turn right and immediately left into the Square. Rochfort House is located on the left-hand side.

VIEWING

Strictly by prior appointment with sole selling agents, Hunters Estate Agent, Foxrock.
Tel: 01 289 7840 Email: foxrock@huntersestateagent.ie



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