

For Sale

Asking Price: €375,000

Sherry
FitzGerald



37 The Ramparts, Cabinteely,
Dublin 18, D18 HW77

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BER D1



37 The Ramparts



37 The Ramparts is a fabulous 2 bed, 2 bath apartment beautifully positioned at elevated ground floor level to the rear of this sought after and highly convenient development of The Ramparts in Cabinteely, Dublin 18. Number 37, measuring approx. 71.7sq m/771.77 sq ft., enjoys a choice position, situated to the rear of the block, allowing for supreme privacy. A standout feature is the spacious south-west facing terraced balcony, enjoying a verdant outlook over the surrounding woodland whilst also providing enviable outdoor space. Constructed in 2000, this beautifully appointed home has been in the same careful ownership for the past 20 years and is turn key condition. Boasting spacious and bright accommodation, the interiors are presented in neutral décor throughout and feature solid oak flooring across all living and bedroom quarters. The accommodation briefly comprises of; an entrance hallway with hotpress and a separate shelved storage cupboard with provision for a clothes dryer. To the right of the hallway is a fully tiled, family bathroom with full bathroom suite. There are two well-proportioned double bedrooms, both enjoying the south westerly aspect, with the principle double bedroom benefitting from fitted wardrobes, a built-in desk and shelving as well as an ensuite shower room. The second double bedroom, also enjoys the verdant outlook over the grounds and fitted wardrobes. The living / dining room is in open plan layout, with a feature fireplace and electric fire creating a lovely focal point to the room, to one side a dining area has space for a large dining table and chairs. A fitted dresser and separate fitting shelving unit provides attractive additional storage. From the dining area, an open arch leads to the well equipped kitchen with integrated oven, hob and fridge/freezer. Returning to the main reception room, French doors open to the inviting outdoor terrace / balcony, with tiled flooring and low wall balustrade. A spacious south-west facing balcony off the living room,

measuring approx. 17.60 sq m provides superb and utterly private outdoor space to enjoy al fresco dining and morning coffee. This is the ideal spot for soaking up the afternoon and evening sunshine. There is also a convenient wooden storage shed here. The development itself is set on communal gardens, with feature fountain and seating area to the front. Underground parking is accessed via secure entrance gates and the apartment benefits from two car parking spaces.

The development itself is conveniently located, within just moments of the N11 with QBC serving bus routes, 84, 145, 155, Aircoach to Dublin airport and LUAS stop within walking distance. Choice of shopping within easy reach at Tesco Cherrywood LUAS stop, Cornelscourt Dunnes Stores and Tesco Ballybrack are within walking distance.

SPECIAL FEATURES

- Immaculately presented 2 bed, 2 bath apartment
- Large, South-west facing outdoor terrace / balcony
- Supremely private setting
- Electric heating
- Two un-allocated underground car parking spaces
- Close to all amenities, including N/11 QBC and LUAS at Cherrywood
- Owner Occupied
- Management Fees €2,240.00 p.a. approx.
- Andersons Management Company

ACCOMMODATION

Floor Area: 71.7sq.m. / 772sq.ft. approx.

Entrance Hallway Solid oak flooring, alarm panel, built-in triple height storage press. Upgraded intercom providing remote door release from your mobile phone for access to the building. Hotpress, shelved storage cupboard with provision for clothes dryer.

Living Room/Dining Room Spacious reception room with solid oak flooring, feature fireplace with electric inset fire, dining area with space for large dining table, fitted glass door dresser, shelving unit, French doors to outdoor terrace / balcony.

Kitchen Tiled flooring, range of wall and floor units, integrated fridge / freezer, space for dishwasher, Bosch electric oven and hob, Neff extractor hood, plumbed for washing machine, stainless steel 1 ½ sink and drainer, tiled splashback.

Bedroom 1 Double bedroom with solid oak flooring, fitted wardrobes, built in desk and shelving, large window with views over balcony and woodland. Door to:

Ensuite Shower Tiled flooring, floor to ceiling wall tiles, shower enclosure, wc and wash hand basin, wall mirror and glass shelf, Dimplex wall heater, extractor fan, extra wall shelving.

Bedroom 2 Double bedroom with solid oak flooring, fitted wardrobes, large window overlooking balcony with views over green and woodland.

Bathroom Tiled flooring, floor to ceiling wall tiles, full bath with shower, wc, wash hand basin, large wall mirror, Dimplex heater, inset shelf, chrome towel radiator.

GARDEN**Balcony**

Exceptionally private, elevated south-west facing paved balcony of approx. 9.68m x 1.82m, providing superb covered outdoor space for al fresco dining, entertaining and relaxing in the afternoon sunshine, while taking in restful views over the surrounding green and woodland.

BER

BER D1, BER No. 117731018

Energy Performance Indicator: 234.54 kWh/m²/yr



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NEGOTIATOR

Janet Philips
Sherry FitzGerald
1 Brighton Road
Foxrock Dublin 18
D18 PD92
T: 01 2894386
M: 087 370 7621
E: janet.philips@sherryfitz.ie

MORTGAGE ADVICE

For mortgage advice talk to
Joanna Fitzpatrick
T: 087 901 6619
M: 01 2894386
E: foxrock@sherryfitz.ie

sherryfitz.ie

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