

FOR SALE



Apartment - 2 Bedrooms

FOR SALE BY PRIVATE TREATY

Guide Price: €375,000

9 Churchview
Glenalbyn Road
Stillorgan
A94 WA25

67.7sqm (729sqft)

Two bed apartment * Top Floor * Secure Parking * Gas Fired Central Heating * Double-glazed windows



DESCRIPTION

Modern, beautifully presented top floor apartment with westerly facing balcony and lift access. Churchview is situated just where Glenalbyn Road turns into St. Brigid's Church Road, five minutes walk from Stillorgan Shopping Centre.

The main living area in this gorgeous top floor apartment is flooded with light from a large westerly facing, floor-to-ceiling bay window and adjacent balcony looking out towards St. Brigid's Church tower. It is the premium location within the Churchview development on the end of the block closest to Stillorgan Village, giving it additional floor area and a quieter aspect. The floor area measures 67.7 sq.m plus balcony of 8.7 sq.m giving a total area of 76.4 sq.m.(822 sq.ft.).

It has been very nicely modernized and upgraded with high quality fixtures and fittings by the current owner-occupiers. It boasts nice touches like chrome electrical fittings and door handles, dimmer switches, brand new carpets and good quality kitchen appliances. To supplement the large hot press there is extensive fitted storage units in the hallway (with an integrated space for an additional appliance), and fitted wardrobes in both bedrooms. It has been impeccably maintained.

This apartment boasts high efficiency gas fired central heating with dual controls for hot water and radiators. The radiators are also fitted with TRV valves giving additional savings. It also has high quality double-glazed windows throughout.

Churchview is a small development of just 12 apartments, with plenty of parking and a bike rack securely situated behind automatic gates. The lift and spacious glazed stairwell lead directly from the parking spaces to the landing outside #9. To the rear is a small communal garden with a manicured lawn surrounded by trees and hedging.

This location is served by an abundance of bus routes travelling every couple of minutes along the QBC. A 20 minute walk up Merville Road and through Clonmore Park brings you to the Stillorgan LUAS stop. Clonmore Park boasts a superb children's playground. It is close to a wide range of primary and secondary schools. It is just 2 minutes walk from the Kilmacud Crokes GAA grounds in Glenalbyn.

FEATURES

- Floor to ceiling windows
- Abundant of storage
- Fully equipped kitchen
- Plenty of secure parking
- Communal gardens
- Easy access to Stillorgan Village and QBC
- No rent cap



ACCOMMODATION DETAILS

Open-plan Living/Dining

- 5.10m (16'9") x 4.63m (15'2")
- Spacious room flooded with light from westerly facing floor-to-ceiling bay windows and adjacent balcony. The feature fireplace with black granite mantelpiece and hearth creates an attractive focal point. Centre light fitting and two wall-mounted uplighters. Dimming switches. TV/High speed broadband connection point. Opening to kitchen.



Balcony

- 6.00m (19'8") x 1.45m (6'0")
- Westerly facing balcony catching the sun from 1pm to sunset. Accessed from main living room. Space for a small patio set and some planters.

Kitchen

- 3.48m (11'5") x 1.83m (4'9")
- Fully equipped fitted kitchen with black granite counter tops. Italian stone tiled floor. Frosted glass kitchen window. Zanussi oven and gas hob with stainless steel hood. Dishwasher, washing machine, separate fridge and freezer. Door to hallway. Intercom controlling access through gate and ground floor door. Large opening to living room.



Hallway

- 4.55m (14'11") x 1.95m (6'5")
- Spacious entrance hall with extensive fitted storage measuring 2.9m x 0.60m, Large hot press 1.10m x 0.73m. NB: Hall light fitting are not included in sale.

Bedroom 1

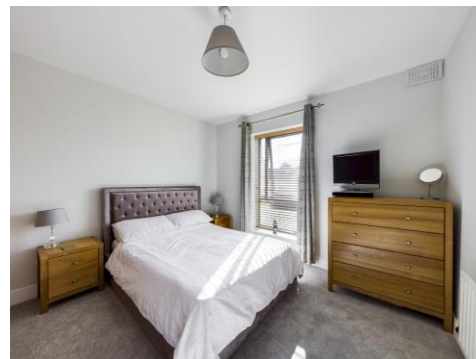
- 3.44m (11'3") x 3.5m (11'6")
- Fitted wardrobe.

Bedroom 2

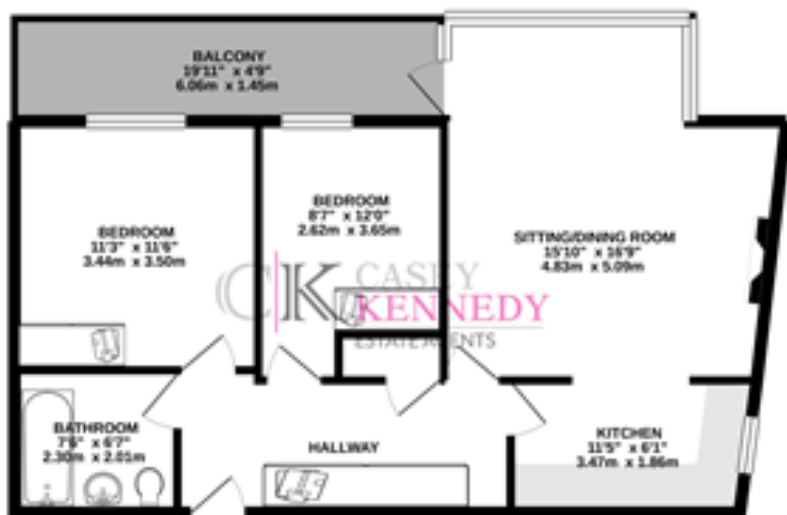
- 3.79m (12'5") x 2.62m (8'7")
- Fitted wardrobe.

Bathroom

- 2.3m (7'7") x 2.01m (6'7")
- White bathroom suite with WC, pedestal WHB and full-size bath tub with electric shower and glass shower screen. Clean white wall tiles. Contrasting tiled floor. Lit vanity mirror. Extractor fan.

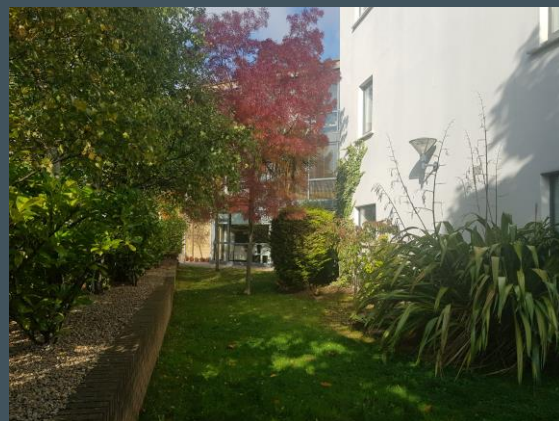


TOP FLOOR APARTMENT
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA: 729 SQ.FT. (67.7 SQ.M.) APPROX.

These particulars are intended to provide a general guide to the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor-plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floor-plans remain exclusive to ckp.



VIEWING BY APPOINTMENT

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CK CASEY KENNEDY
ESTATE AGENTS

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