



22 Tuangate, Tallaght, Dublin 24

 **HUNTERS**  
ESTATE AGENT

[www.huntersestateagent.ie](http://www.huntersestateagent.ie)

**BER** C2



# For Sale by Private Treaty

Hunters Estate Agent is delighted to present to the market this superb two-bedroom apartment. Set on the 1st floor of this superbly located development this apartment extends to a generous 70sq.m/753sq.ft. The apartment had the distinct advantage of a south facing aspect with views to the Dublin Mountains. The development is unusual in that the apartments are set around a sheltered internal courtyard and all have the luxury of gas fired underfloor heating. Ideal for both owner occupiers and investors. Viewing of this property is highly recommended.

Accommodation briefly comprises a spacious entrance hall with large hot press / storage cupboard, open plan kitchen / living area with spacious balcony, master bedroom with walk-in wardrobe and ensuite bathroom, a further generous double bedroom and main bathroom.

Tuansgate is a well-regarded development located immediately adjacent to The Square Shopping Centre and less than 5 minutes' walk to Tallaght Hospital. There are a wealth of facilities and amenities on its doorstep including the Civic Theatre, a host of restaurants and bars, a wealth of shopping and excellent public transport links including Red Luas line, Bus connection and easy access to the M50 and Belgard Road.



## SPECIAL FEATURES

- » Extending to a generous 70sq.m/753sq.ft
- » Two double bedrooms
- » Sunny South facing Balcony and aspect with mountain views
- » Gas fired underfloor heating
- » Loft in block
- » Super location adjacent to The Square shopping Centre and Tallaght Hospital
- » Excellent transport links including the Red Line Luas
- » Close to a host of amenities and facilities.
- » Parking available at a cost to residents



# ACCOMMODATION

## ENTRANCE HALL

Recessed lighting, wooden flooring, intercom, fuse board, double doors to large hot-press with insulated immersion tank, gas boiler and smoke alarm.

## KITCHEN/LIVING AREA

### KITCHEN AREA

2.40m x 3.97m (7'10" x 13'0")

Wooden floor, tiled splashback, built in cream wall and floor units, Indesit washer dryer, Tricity Bendix dishwasher, Whirlpool integrated oven, Whirlpool four ring hob, breakfast bar, window blind, Neff extractor fan, recessed lighting and phone point.

### LIVING AREA

Wooden flooring, recessed lighting, T.V. point, thermostat, curtain rail and sliding door to large balcony.

### MASTER BEDROOM

3.21m x 3.42m (10'6" x 11'2")

Wooden floor, recessed lighting and T.V. point.

### DRESSING ROOM

1.77m x 1.49m (5'9" x 4'10")

Wooden floor and recessed lighting

### ENSUITE

1.86m x 1.73m (6'1" x 5'8")

Tiled floor & walls, wall mounted sink and w.c, shower enclosure, recessed lighting, chrome shower mixer and mirror.

### BEDROOM 2

3.46m x 2.63m (11'4" x 8'7")

Wooden floor and recessed lighting

## BATHROOM

Tiled wall and floors, integrity vanity unit with sink and storage, mirror, wall hang w.c, bath/shower mixer, towel rail, Aria-Vent extractor, recessed lighting, curtain rail, shaving socket and shaving socket.

## BALCONY

1.00m x 3.85m (3'3" x 12'7")

Timber decking, glass and steel balustrade and external light.



## MANAGEMENT COMPANY

Tuansgate Management Company  
19 Priory House  
Stillorgan Road  
Blackrock  
Co. Dublin

Current Service Charge €2,414 per annum

## BER DETAILS

BER: C2  
BER Number: 111177440  
Energy Performance Rating: 191.69 kwh/m<sup>2</sup>/yr

## DIRECTIONS

Travel south on the M50 and exit at junction 11. Follow the signs for Tallaght. You are now travelling on the N81. Continue straight on this road for approximately 1km through the roundabouts and traffic lights. Take a right turn at the Plaza Hotel go through the roundabout and take the next left follow the road along taking the second left turn, the entrance to 22 Tuansgate will be located on the left.

## VIEWING

Strictly by appointment through Hunters Estate Agent Rathfarnham on 01 493 5410 or email: [rathfarnham@huntersestateagent.ie](mailto:rathfarnham@huntersestateagent.ie)



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Waterloo Exchange, Waterloo Road, Dublin 4

2 Brighton Road, Foxrock, Dublin 18

PSRA Licence no: 001631



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix © 2009.



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