



2 Trimbleston, Goatstown Road, Goatstown, Dublin 14

Beirne
& Wise

For Sale By Private Treaty



Number 2 Trimbleston is a most attractive, bright and well-proportioned ground floor two bedroom apartment with tastefully appointed accommodation in this most sought after Sorohan built residential development. Overlooking landscaped gardens and in a quiet position the apartment has a very enviable westerly aspect. The apartment itself is turn key condition and is presented to a very high standard throughout.

The accommodation comprises of a large living/dining room with a well-appointed McNally kitchen complete with marble worktops and integrated electrical appliances. Two double bedrooms, one en suite, a bathroom and the west facing terrace complete the accommodation.

Trimbleston enjoys an excellent location being close to Dundrum, Stillorgan and Blackrock and the host of amenities they have to offer. There is also very good neighbourhood shopping at Larchfield Road and Mount Merrion. The 11 bus stops outside the complex with direct access to the city centre and the LUAS and M50 are close by.

Special Features

- Large floor area 78 square meters (840 sq ft) approx
- Alarm System
- Ample parking with one designated space and additional visitor parking
- West facing terrace off the living room and main bedroom
- GFCH



Accommodation

ENTRANCE HALL

A large L-shaped hallway with a large walk in Hot Press and storage press. It has ceiling coving and recessed lighting with hardwood flooring.

LIVING/DINING ROOM

9.19m x 3.62m (30'1" x 11'10")

This is a large bright west facing room with a feature false fireplace with electric fire inset. There are hardwood floors, ceiling coving and recessed lighting and it has access to the terrace. The kitchen/dining area is located off this room.

KITCHEN

4.86m x 2.61m (15'11" x 8'6")

This is a contemporary fitted kitchen with an extensive range of built in units with a gas hob, electric cooker and extractor fan, a built in dishwasher, integrated fridge and freezer with marble work tops and a double sink. There is a breakfast counter and the room features ceiling coving and recessed lighting.



BEDROOM ONE

3.37m x 3.13m (11'0" x 10'3")

This is a large double bedroom with a range of fitted wardrobes with lighting and it has a door to the terrace. There is ceiling coving, recessed lighting and an ensuite shower room.

BEDROOM TWO

3.66m x 2.36m (12'0" x 7'8")

This is also a double bedroom with fitted wardrobes with ceiling coving and recessed lighting.

BATHROOM

This has a bath with telephone shower attachment, w.c. and w.h.b. There is a tiled floor and part tiled walls.

MANAGEMENT COMPANY

Allied Property Management

Service Charge approximately €1,814 per annum.

Outside

This apartment has a large west facing terrace with access off the living room and main bedroom. There are extensive landscaped grounds within the development with ample visitor parking and one dedicated space in the underground car park. The beautifully maintained grounds feature mature trees, a large lawn, the central water feature and a selection of shrubs.

View

By appointment with Beirne & Wise t: 01 296 2444

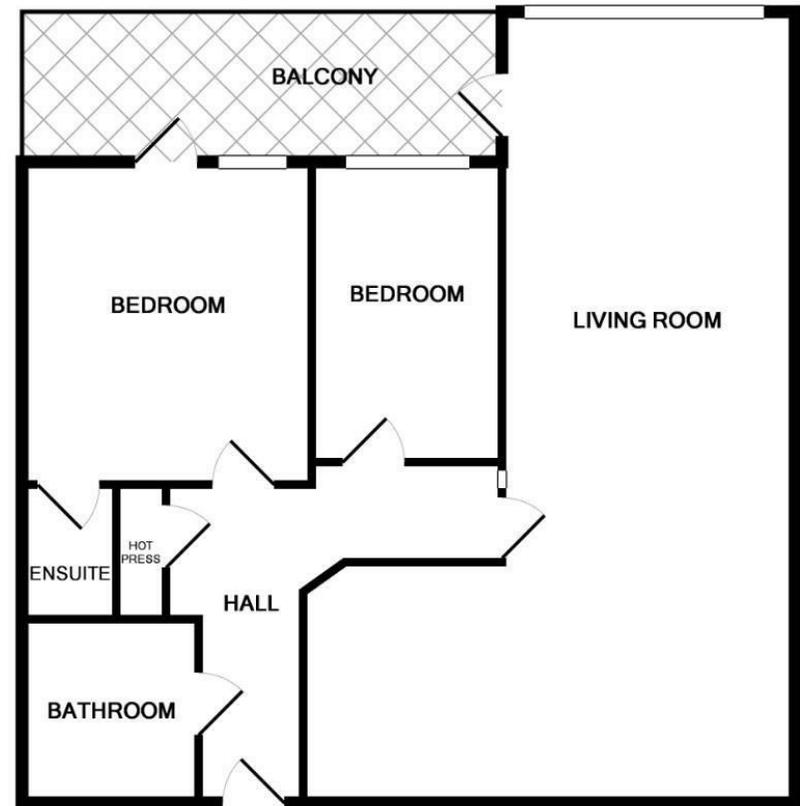
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Output 193.113 kwh/m2/yr





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