

3 The Manor Royston, Dublin 12



€275,000

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3 The Manor Royston, Kimmage, Dublin 12

*****SUPERBLY LOCATED 2 BED APARTMENT IN PRISTINE CONDITION
NEAR THE KIMMAGE CROSSROADS*****

3 The Manor has been upgraded to the highest possible standard by its current house proud owner as this property comes to the market in showhouse condition with a newly fitted open plan kitchen, newly fitted modern bathroom, new ensuite with electric shower and new flooring throughout all combined with an exterior red brick facade.

This type of property does not come to the market very often and would appeal to someone looking to reside near Harold's Cross, the KCR, Terenure, Rathgar and yet have the added benefit of the city on its doorstep. This is a well maintained small private development which boasts the added benefit of secure gated underground parking, spacious and well-maintained communal gardens set in a quiet cul de sac and is in close proximity to the City Centre.

The accommodation briefly comprises of an entrance hallway, living/dining room with a feature fireplace, newly fitted kitchen/breakfast room with breakfast counter and waste disposal unit, 2 large bedrooms with built-in units, new master ensuite with electric shower and washbasin, and a newly fitted modern main bathroom with walk-in shower. The communal entrance to this property is only shared by three other residents. Outside there are well maintained quiet communal gardens as well as secure underground parking. The gardens outside are manicured to a high quality creating a unique ambience.

Situated in the highly sought after Royston development, an exclusive development just off Kimmage Road West, offering its lucky new owners a location which is second to none with the KCR, Harold's Cross, Rathmines, Rathgar, Terenure and the City Centre all on its doorstep. There is also a host of amenities nearby to include local shopping centres such as The Ashleaf Shopping Centre, schools and recreational amenities such as the Carlisle Gym, St. Mary's Rugby Club and Terenure Rugby Club to name but a few.

Public transport is also well catered for with buses such as the 9, 15a, 18, 83, 54a all heading towards the City Centre and the 17 going to towards Dundrum & UCD. The M-50 is a short distance away and provides easy access to most major route-ways as well as an express route to Dublin Airport.

Features

- New Energy Saving Electric Wall Heaters
- Newly Fitted Kitchen, Newly Fitted Modern Bathroom and New Ensuite
- D/G PVC Windows
- New Hardwood Timber & Laminate Flooring, New Wall and Floor Tiling
- Red Brick Exterior Facade
- Excellent Decorative Order Throughout with Emulsion and Gloss Paint to Walls, Ceilings and Woodwork
- Exclusive Apartment Development with only 6 Apartments & Well Maintained Quiet Communal Gardens
- Secure Underground Parking
- Alarmed