



30 West Courtyard, Tullyvale,
Cabinteely, Dublin 18

 **HUNTERS**
ESTATE AGENT

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BER D1

For Sale by Private Treaty

Hunters Estate Agent is delighted to bring no. 30 West Courtyard in Tullyvale to the market.

No 30 West Courtyard is an extremely well presented 2nd floor, two-bedroom apartment (master ensuite), extending to c. 69sqm / 743 sqft, located in a highly convenient location.

Accommodation briefly comprises of an entrance hall, a spacious living / dining room, kitchen, 2 bedrooms (master ensuite), bathroom and a generous westerly facing decked balcony. This apartment also benefits from secure underground designated parking and ample surface parking for visitors.

This apartment will appeal to both investors and owner occupiers alike.

Tullyvale is situated in a much sought-after location adjacent to Cherrywood. The Luas stop at Cherrywood is a leisurely 3-minute stroll away providing easy access to the city centre and surrounding area. The M50, exit 16, N11 (QBC) and Dart at Shankill are a short drive away. Tullyvale is a modern and well thought out development with secure underground parking and most appealing landscaped gardens. The development is also equipped with a private gym and swimming pool for residents, an on-site crèche, The Park Academy and is also close to Cabinteely and Shankill villages offering a variety of amenities.

Project Cherrywood is going to bring a big change to the area, with plans to have the Cherrywood Luas stop at street level in the heart of a new town centre, there will be a variety of retailers including shops, boutiques, cinema, and other leisure and entertainment outlets as well as restaurants, bars and a hotel. There will also be three new parks. Cherrywood Business Park is located beside the development which boasts a convenience store, creche, cafes and a Ben Dunne leisure facility.

Viewing is highly recommended.

SPECIAL FEATURES

- » Bright and spacious 2 bed, 2nd floor apartment.
- » Extending to 69 sqm / 743 sqft.
- » Equipped with a private gym and swimming pool for the residents, c. €80 per annum per person (not compulsory).
- » Gas fired central heating.
- » Double glazed windows throughout.
- » Secure underground parking (space no 399).
- » Two crèches within minutes away.
- » Adjacent to Project Cherrywood (new town centre).
- » Luas Green Line within a 3-minute walk.
- » Excellent transport links (Luas, M50, N11).



ACCOMMODATION

ENTRANCE HALLWAY

5.17m x 2.27m (16'9" x 7'4")

Hardwood floor, digital heating control panel. Hotpress with immersion.

CLOAKROOM

With shelving and ample storage.

LIVING / DINING ROOM

5.41m x 3.65m (17'7" x 12')

Fireplace with polished granite inset and hearth, fitted gas fire, hardwood floor, t.v. and telephone points, video intercom handset, door to balcony.

KITCHEN

3.02m x 2.92m (9'9" x 9'5")

Range of built-in units, stainless steel sink unit, worktop, tiled splash-back, stand alone cooker, extractor fan over, provision for dishwasher, washer-dryer and fridge freezer and tiled floor.

BEDROOM 1

4.45m x 2.81m (14'5" x 9'2")

Built-in wardrobe, t.v. and telephone points. Door to:-

ENSUITE SHOWER ROOM

2.68m x 1.67m (8'7" x 5'4")

Step-in tiled shower unit, w.c., pedestal wash hand basin, tiled splash back, mirror and light over and extractor fan.

BEDROOM 2

3.9m x 2.47m (12'7" x 8'1")

Built-in wardrobe, t.v. point.

BATHROOM

2.17m x 1.91m (7'1" x 6'2")

Bath with shower attachment over, w.c., pedestal wash hand basin, fitted shelf, mirror and light over, partly tiled walls, tiled floor and extractor fan.



OUTSIDE

Westerly facing balcony, decked and extending to c. 3.9m x 2.22m (13' x 7'2"). One secure underground parking space and visitor parking and communal gardens.

MANAGEMENT COMPANY

Anderson Property Management
1-2 Windsor Terrace
Dunlaoghaire
Co Dublin
Tel: 01 214 0726

Current Service Charge: € 1,383.91

BER DETAILS

BER Rating: D1
Ber Number: 104597521
Energy Performance Indicator: 228.75 kWh/m²/yr

DIRECTIONS

Travelling south from the city on the N11 take the Cherrywood exit and turn right at the traffic lights over the bridge. At the second set of lights, turn right onto Valley Drive. Take the second right into West Courtyard, Tullyvale and right again. No.30 is located in the block on the left hand side.

VIEWING

Strictly by prior arrangement with sole selling agent, Hunters Estate Agent, Foxrock.
Tel: 01 289 7840. Email: foxrock@huntersestateagent.ie



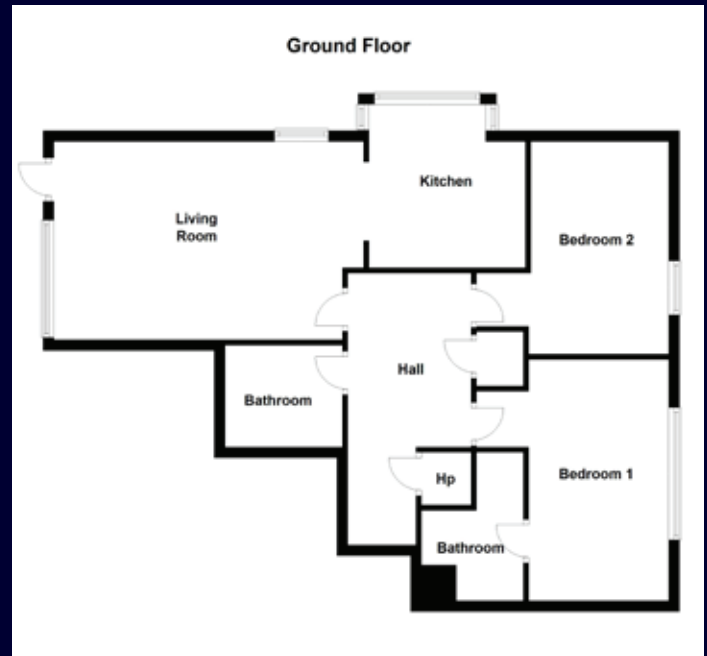
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