

FOR SALE BY PRIVATE TREATY



Cannon Place, Herbert Road, Sandymount, Dublin 4

Description

Most attractive and spacious two bedroom apartment situated on the second floor a benefitting from a sunny south/west facing aspect enjoying total privacy. Cannon Place is an upmarket development just off Herbert Road adjacent to the Aviva Stadium and Lansdowne Dart Station. Sandymount Village is only a stroll away. Features include a gated entrance, parking, generous terrace, fully equipped kitchen and two large bedrooms. The development enjoys very pleasant manicured resident's grounds. The well proportioned accommodation comprises of a hall, large open plan living/kitchen/dining area, two double bedrooms (master en-suite) and a bathroom. An inspection is highly recommended!

Location

Hugely sought after location adjacent to the Aviva Stadium with Sandymount Village literally on its door step with all it has to offer including excellent shops, boutiques, delis and restaurants. Excellent recreational facilities and bracing promenade walks are provided by Sandymount Strand. Lansdowne DART station which is a few minutes walk away provides excellent access to & from the city centre. Also within close proximity are the extensive range of amenities located in Ballsbridge such as the RDS, Merrion Shopping Centre, St. Vincents Hospital and numerous top quality restaurants and hotels.

Features

- Very spacious interior
- Second floor with south/west aspect
- Attractive communal grounds
- Communal parking
- Gated
- Contemporary fully equipped kitchen
- Stylish bathrooms
- Gas fired central heating
- Management charge €1,503.92
- Small niche development of only 22 homes
- Wonderful location close to all amenities

Floor Area

Approximately 85 sq m



Accommodation

Hall - 4.8m x 1.14m

With solid timber floor, coving and alarm

Bedroom 1 - 3.38m x 2.7m

Double bedroom

Bedroom 2 - 4.96m x 2.77m

Large double bedroom with double fitted wardrobes

En-suite – 1.96m x 1.66m

With a wc, whb and shower cubicle.

Bathroom - 2.14m x 1.88m

With a mosaic tiled wall, mirror and a white three piece suite

Living/dining/kitchen - 6.72m x 5.85m

Spacious and bright open plan room with a solid timber floor, coal effect gas fire, French doors to terrace (3.8m x 1.76m), shaker style kitchen with granite work tops, oven, washing machine, dishwasher, microwave and a tiled floor dish.



Price
€325,000

Viewing
By private appointment

Negotiator
Owen Reilly



www.owenreilly.ie

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