



Apartment 1 Whitebeam Hall, Clay Farm, Leopardstown, Dublin 18

 **HUNTERS**
ESTATE AGENT

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BER A3



For Sale by Private Treaty

Hunters Estate Agent are delighted to present to the market this fine one bedroom apartment. Neatly nestled in this much sought-after south county Dublin development built by Park Developments, 1 Whitebeam Hall, Clay Farm, is a tastefully appointed property and has the added benefit of designated car parking. No.1 Whitebeam spans over 60. 6sq.m/652sq.ft and is presented in turnkey condition and includes furniture contents in the property sale. This property is just shy of two years old and comes with a A3 Ber rating. This apartment will appeal to both owner occupiers and investors alike and offers quality accommodation in a prime Dublin location close to Carrickmines, Stepside, Sandyford Business Park, Dundrum Town Centre, the Luas, UCD and every imaginable convenience

The entrance hall leads into a spacious, light filled open plan living/dining area with access via patio doors to a large private balcony. Opening off the living area there is a stylish kitchen with built in appliances and a separate utility room, allowing for additional storage space. The impressive main bedroom is tastefully decorated in neutral colours and comes with fitted wardrobes. There is a large family bathroom with a wet suite or walk in shower installed by its current owner.

Clay Farm is one of Dublin's sought-after developments located in Leopardstown, Dublin 18 and also benefits from a 14-acre Eco Park ideal for cycling enthusiasts and family walks. The development is within minutes of Leopardstown Valley LUAS allowing easy access to the city Centre and surrounding areas. Carrickmines Retail Park and Leopardstown Shopping Centre are within close proximity to this development. Sandyford Business Park and the Beacon Hospital, and the M50 and N11 (QBC) allow for travel further afield.

SPECIAL FEATURES

- » Presented in excellent order and tastefully appointed throughout with light filled interiors
- » Ground floor apartment extending to 60. 6sq.m/652sq.ft
- » All contents and appliances included (excepting temple and desk)
- » Spacious balcony
- » A3 Rated
- » Vent - Axia heat recovery system
- » Gas fired central heating
- » Designated parking space
- » Secure bicycle storage
- » Walking distance to local shops, Leopardstown LUAS and bus stops
- » Easy access to the N11 and M50 motorways





ACCOMMODATION

HALL

1.31 x 4.31 (4'3" x 14'1")

Wide plank flooring, coat hooks, built in storage units, recessed lighting

BATHROOM

1.69 x 3.27 (5'6" x 10'8")

Tiled floor and walls, recessed lighting, chrome heated towel rail, wall mounted sink, mirror, towel ring, walk in shower with glass and chrome shower screen and rainfall shower head,

LIVING AREA

5.67 x 4.08 (18'7" X 13'4")

Wide plank flooring, ceiling lights, thermostat, door to cupboard with Ideal gas boiler, curtain pole, pair of lined curtains, 65inch LG television, door to balcony.

KITCHEN

2.38 x 2.92 (7'9" x 9'7")

Wide plank flooring, recessed lighting, built in. Grey high gloss wall and floor units, quartz countertop, with upstand and splash back, Bosch four ring gas hob, Electrolux oven, Electrolux 70:30 fridge freezer, Electrolux slimline dishwasher washer, Turboair extractor fan, undermounted lighting.

UTILITY ROOM

2.89 x 1.60 (9'5" x 5'2")

Tiled floor, built in storage units and worktop, wooden shelving, thermostat, ceiling light, Vent Axia heat recover system, insulated immersion tank,

BEDROOM

3.10 x 5.15 (10'2" X 16'10")

Wide plank flooring, feature remote controlled ceiling light, curtain pole, pair of lined curtains, large built-in wardrobe, wooden shelving.

BALCONY

4.03 x 2.13 (13'2" x 13'2")

Composite deck, glass and steel rail,



BER INFO

BER: A3

BER no: 112984224

Energy Performance Indicator: 54.69 kwh/m2/yr.

MANAGEMENT COMPANY

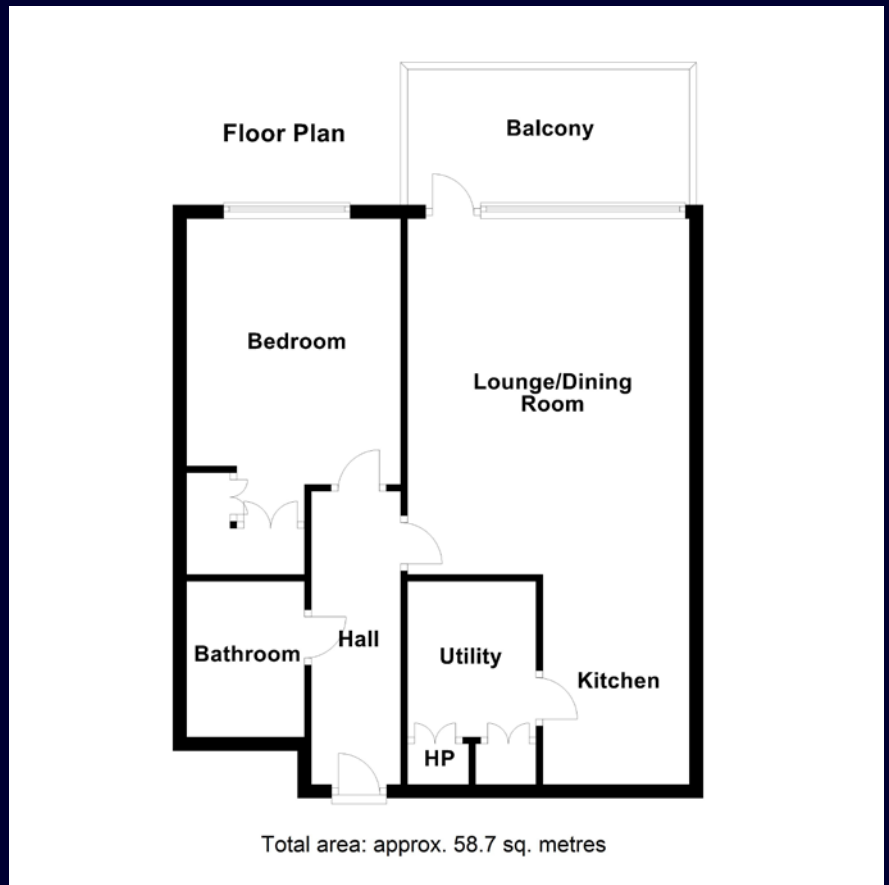
Managed by Schnittger Bourne Property Services

www.schnittgerbourne.com

€1,440.00 PA (approx.)

VIEWING

Strictly by prior appointment with sole selling agents. Hunters Estate Agent Rathfarnham on 01 493 5410 or email: rathfarnham@huntersestateagent.ie



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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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