

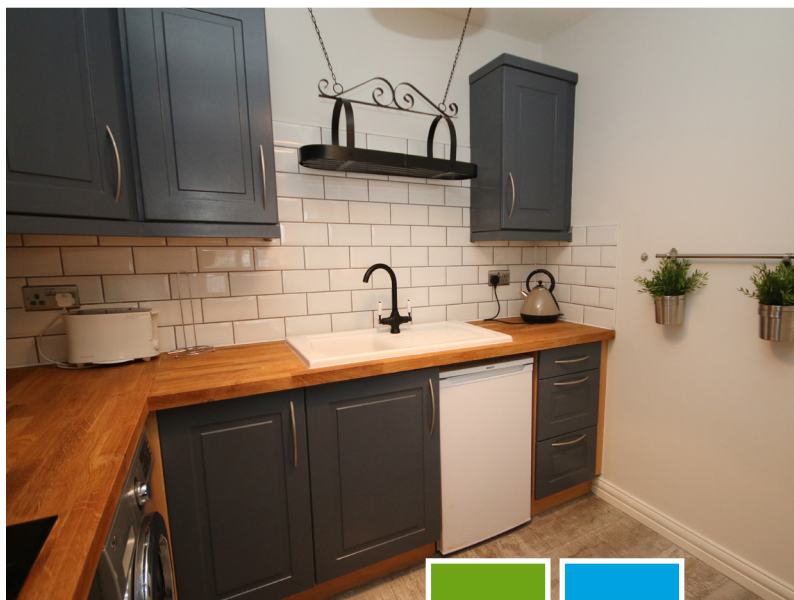
FOR SALE BY PRIVATE TREATY

Gross Internal Area: c. 78.5m²

BER: C1 **No.:** 101959252 **EPI:** 173.33 kWh/m²/yr



**10 Westend Gate, Old Blessington Road,
Tallaght, Dublin 24**



Located on the Old Blessington Road in the sought after complex of Westend Gate, is this very spacious two bedroom ground floor apartment.

A recent refurbishment of the bathroom and kitchen have added a new and very stylish look to the property. The bathroom has had a full refurbishment to include all new sanitary ware, flooring and wall tiling. The kitchen makeover includes a butcher block Oak countertop and subway tiling to add to its new cool look and the units are gunmetal grey. Another added kitchen feature is the bespoke sliding doors attached to the external wall to allow the kitchen to be closed off when not being used.

There are two bedrooms to include the master ensuite and both have fitted wardrobes. The L-shaped hallway also benefits from having additional storage rooms, one of which houses the freezer and a tumble dryer.

The property has a very convenient and central location on the N81 near Belgard Square and the LUAS is only a short distance away, making this a very appealing location for both owner occupiers and renters. The Square Shopping Centre, Tallaght Hospital, Civic Offices and a wide range of local amenities are all also within walking distance.

There is a private car park with designated parking for this apartment and on the same level.

To arrange a viewing contact Paul Tobin Estate Agents on 01 902 0092.

FEATURES

- 2 very spacious double bedrooms
- Fully refurbished bathroom with all new sanitary ware & tiling
- Fully refurbished kitchen with Oak butcher block countertop & cool subway tiles
- Freshly painted with contemporary colours
- Allocated parking space on the same level and within easy access
- Electric storage heating
- Fitted wardrobes
- 3 storage closets
- Intercom to the main door
- Private South-East facing balcony



ACCOMMODATION

Hall 4.07 x 1.086 plus 2.5 x 1.086

Living room overall 21.23m²

Kitchen 2.48 x 1.93

Bathroom 2.49 x 1.92

Bedroom 2.79 x 4.3

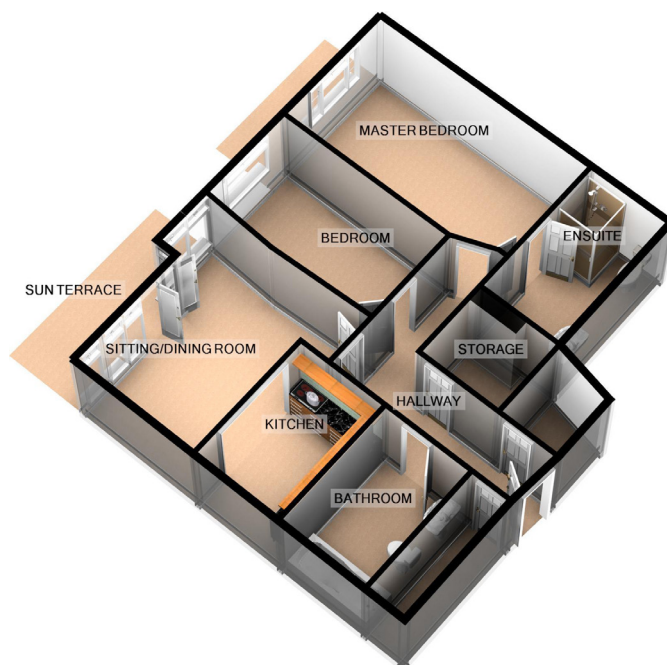
Master Bedroom 4.75 x 3.03

Ensuite 2.3 x 1.7

Storage 2.5 x .86

Storage 1.2 x 0.98

Storage 1.89 x 1.6



**Boutique Estate Agent in
Blanchardstown Village**

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