

For Sale

Asking Price: €325,000

Sherry
FitzGerald



APT 34, Brookfield
Court, Brookfield
Green, Kimmage,
Dublin 12, D12 X519

BER D2

sherryfitz.ie



Sherry FitzGerald is delighted to present a wonderful opportunity to acquire a bright and spacious two-bedroom top floor apartment in Brookfield Court. Apartment 34 has been well maintained over the years to an extremely high standard, with well-proportioned useable accommodation throughout the property. Which is further enhanced by a sunny front facing balcony.

Upon entering the property, you're greeted by a light-filled and spacious entrance hall which leads to both double bedrooms, the family bathroom and the living room. The living room is of good size and is filled with an abundance of natural light from the front facing, sliding patio door to the balcony and the large rear facing window located in the kitchen. The kitchen is located off the main living room, which has been fitted with an array of matching base/wall units, ample worktop space with tiled splash back, built in electric oven with electric hob above, plumbing for washing machine, free standing fridge/freezer and lino floor coverings.

Bedroom 1 is a generously sized double bedroom with rear facing window, built-in wardrobe and laminate floor coverings. Bedroom 2 is a generously sized double bedroom with rear facing window, built-in wardrobe and laminate floor coverings. The family bathroom is complete with a deep fill bath with shower above, a WC, free standing wash hand basin with mixer tap and tiled floor coverings.

Outside: There is a sizeable south facing balcony which is accessed via the living room and finished with tiled floor coverings. Parking is provided to the front of the property via the parking bays.



Accommodation

Entrance Hall 6.20m x 1.70m (20'4" x 5'7"): Opening from the front door into a spacious hallway leading, to both double bedrooms, family bathroom, built in storage and the living room.

Living Room 6.41m x 3.61m (21' x 11'10"): Feature fireplace with inset electric stove, newly fitted laminate flooring and sliding patio door to balcony.

Kitchen 3.66m x 3.61m (12' x 11'10"): Window to rear aspect, fitted with matching base/wall units, built in electric oven with hob above, stainless steel sink with mixer tap, space for free standing fridge/freezer and lino flooring coverings.

Bedroom 1 2.74m x 4.14m (9' x 13'7"): Sizeable double bedroom with window to rear aspect, built in wardrobes and newly fitted laminate flooring.

Bedroom 2 4.14m x 2.40m (13'7" x 7'10"): Sizeable double bedroom with window to rear aspect, built in wardrobes and newly fitted laminate flooring.

3.46m x 1.70m Bathroom: Opaque rear-facing window, deep fill bath with shower above, a WC, wash hand basin with mixer tap, built in storage and tiled floor coverings.

Outside Sizeable front facing balcony which has been tiled throughout. Communal off-street parking provided via the bays to the front of the property.





The location of this home is fantastic being within just a short stroll of a wealth of amenities both social and essential at nearby Sundrive, Terenure, Harolds Cross and the KCR, to include; an abundance of shops, bars and restaurants. The property is also within close proximity of some of South Dublin's best junior and secondary schools. Transport facilities are well catered for, with easy access to the M50, whilst nearby regular buses will take you into the City Centre and beyond.

Special Features & Services

- Top Floor Apartment
- Spacious Living Accommodation
- Two Double Bedrooms
- South Facing Balcony

BER BER D2, BER No. 115378408



TOP FLOOR APARTMENT



Not to scale. Identification only
Made with Metropro 62024



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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
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