



9 Shrewsbury Lodge, Cabinteely, Dublin 18.

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent is delighted to present 9 Shrewsbury Lodge to the market. A superbly presented bright and spacious own hall door two bedroom duplex apartment situated in this small secure highly sought after development set behind electric gates.

Positioned just off Johnstown Road this property is ideally located within close proximity of Cabinteely and Foxrock villages and Dun Laoghaire Town Centre enjoying a variety of amenities including several specialist shops, cafes, restaurants and shopping centres. The property also benefits from many recreational amenities close to Kilbogget and Cabinteely Parks, excellent transport links include the N11, QBC, M50 and several bus services all closeby.

This two bedroom apartment in this quality development, comprises of a spacious entrance hallway, a large living room with dining area and a separate very well appointed kitchen offering every modern convenience. There is a glazed door from the living room to a good sized balcony. A guest w.c. completes the accommodation at this level.

On the first floor, there are two double bedrooms, both with fitted wardrobes, master bedroom ensuite and bathroom. The property is situated in an ideal setting in one of the most popular locations in South Dublin.

Viewing is highly recommended.

SPECIAL FEATURES

- » Superbly presented bright and spacious accommodation
- » Small secure gated development of only 12 units
- » Double glazed windows throughout
- » Large balcony
- » Electric Heating
- » Phonewatch alarm system
- » Most convenient location
- » One designated parking space and visitors parking
- » Approximately 83sq.m./893sq.ft.



ACCOMMODATION

ENTRANCE HALL

4.36m(14'3") x 1.05m(3'4") plus 1.66m(5'4")x1.43m(4'7")

Timber flooring, ceiling coving, digital alarm panel, telephone point.

KITCHEN

2.65m(8'7") x 2.6m(8'5")

Range of fitted units, polished granite worktops and splash-back, 4 ring halogen hob, extractor, fan over, oven, integrated fridge freezer, washing machine and dishwasher, ceiling coving, tiled floor.

GUEST W.C.

1.67m(5'4") x 1.38m(4'5")

W.C, pedestal wash hand basin, mirror and fitted light over, tiled floor, extractor fan.

LIVING/DINING ROOM

6.36m(20'9") x 3.8m(12'4")

Sandstone fireplace, polished marble inset and hearth, ceiling coving, timber flooring, under stairs storage. Double doors leading out to a paved balcony.

STAIRCASE TO FIRST FLOOR

BEDROOM 1

3.81m(12'4") x 3.8m(12'4")

Range of fitted wardrobes, dressing table, timber flooring.

ENSUITE SHOWER ROOM

1.64m(5'3") x 1.49m(4'9")

separate tiled shower unit, w.c., pedestal wash hand basin with mirror and fitted light over, extractor fan, tiled floor.

BEDROOM 2

3.81m(12'4") x 3.72m(12'2")

Range of fitted wardrobes, dressing table, timber flooring.

BATHROOM

2.06m(6'8") x 1.75m(5'8")

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

HOTPRESS

With heating controls, timer and shelving

ATTIC

Stira ladder leading to the attic which has been floored



OUTSIDE

There is generous paved balcony extending to 3.38m(11'1") x 1.53m(5').

MANAGEMENT COMPANY

Laureldale Management Company Limited
Coakley Properties
Suffolk Chambers
1 Suffolk Street
Dublin 2
Tel: 086 2646612

Service Charge: €??????? per annum

DIRECTIONS

Travelling along the N11 from the city centre, at the traffic lights at the junction for Cabinteely Village turn left onto Johnstown Road. Travel along this road through three sets of lights. Just past the third set Shrewsbury Lodge is located on your left hand side.

BER DETAILS

BER Rating: D1

BER Number: 100494483

Energy Performance Indicator: 242.87 kwh/m2/yr

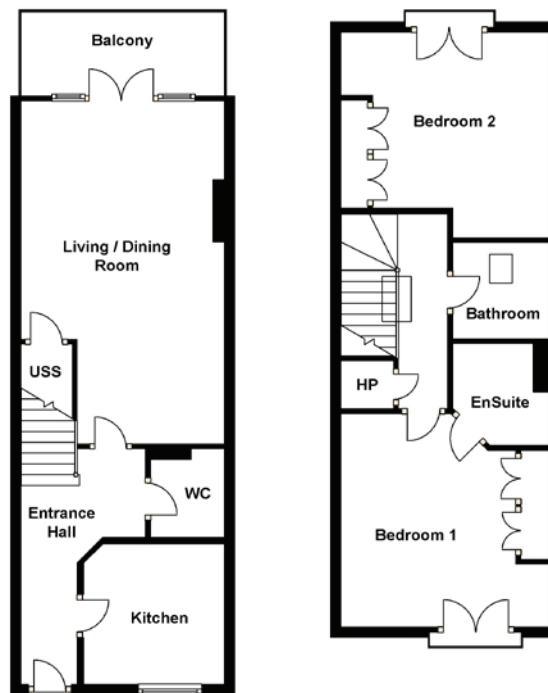
VIEWING

By prior appointment through the sole selling agents,
Hunters Estate Agent, Foxrock on 01 2897840 or email:
info@huntersestateagent.ie



Terms and Conditions

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FLOORPLANS

Not to Scale.

For Identification Purposes Only.

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2 Brighton Road, Foxrock, Dublin 18

St Martin's House, Waterloo Road, Dublin 4

4 Castle Street, Dalkey, Co. Dublin

PSRA Licence no: 001631

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