



APARTMENT 8, BROOKLAWN, STRANDVILLE AVENUE EAST, CLONTARF, DUBLIN 3

BRIGHT AND SPACIOUS FIRST FLOOR 2 BED APARTMENT

BER C3

REA
GRIMES

FOR SALE BY PRIVATE TREATY

SPECIAL FEATURES

- Bright and spacious first floor 2 bed apartment • Approx. 65.8 sq m / 708.26 sq ft • Communal parking
- Excellent and sought-after location
- Secure and quiet development

DESCRIPTION

REA Grimes Clontarf are delighted to bring this bright and spacious first floor apartment to the market. Apartment 8 Brooklawn is a 2 bed apartment located in a sought after location just off The Clontarf Road.

No. 8 provides approx. 65 sq m / 708.26 sq ft of light-filled and comfortable living and bedroom accommodation. Internally the property is well-presented, bright and spacious and comprises in brief of an entrance hall, two double bedrooms, bathroom and open plan kitchen and living / dining area with balcony.

Situated in Clontarf, a mature and settled area, the location is second to none. This fine apartment is close to a host of local amenities including the Clontarf Promenade and cycle track, and the popular St. Anne's Park. There is a quality bus corridor which operates along the Clontarf Road providing an efficient link to the City Centre and Clontarf Road DART Station is also nearby. In addition to this, there are an abundance of schools, shops and restaurants on your doorstep, all within walking distance.

ACCOMMODATION

Entrance Hall:

Hallway complete with storage

Bathroom:

Fully tiled with WC, wash hand basin and electric shower. Hot press and storage cupboard plumbed for washing machine

Bedroom 1:

Spacious double room

Bedroom 2:

Large double room

Kitchen:

Fitted with an array of wall / floor units, tiled splashback, dishwasher, hob, integrated oven and extractor fan

Living / Dining Room:

Large room with ample living / dining space with wooden flooring, fireplace and access to balcony

SERVICES:

- Communal Parking and Gardens
- Electric Heating
- Intercom

MANAGEMENT COMPANY:

Wyse Property Management

MANAGEMENT FEE:

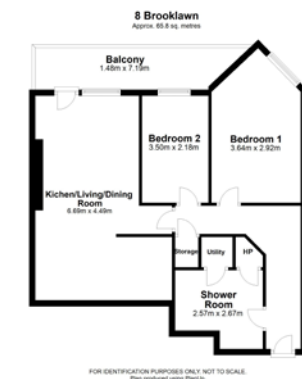
Approx. 1,460 per annum (subject to change)

BER Details:

BER: C3

BER No: 114475221

Energy Performance Indicator: 214.86 kWh/m²/yr



**REA
GRIMES**

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PRSA 001417

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