

FOR SALE BY PRIVATE TREATY

Gross Internal Area: c. 78.m²

BER: D1 **No.:** 104643440 **EPI:** 255.19 kWh/m²/yr



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



Spacious two bedroom apartment with balcony located on the Old Blessington Road (N81) in the sought after complex of Westend Gate.

This bright apartment is situated on the first floor with lift access, which is shared with only one other apartment.

In Westend Gate the apartments vary in size and layout. Number 2 is one of the larger and comprises of a naturally bright sitting room with an East facing aspect and double doors leading to the private balcony with views of the Dublin Mountains & the Shamrock Rovers Stadium. The kitchen is open plan to the sitting room and benefits from Shaker style fitted units. There are two bedrooms, master ensuite and both have fitted wardrobes. The main bathroom has a bath and overhead shower. A long hallway separates the sitting room from the bedrooms and there are two spacious storage cupboards off the hallway.

There is no parking space with this property, however there is often an opportunity to rent parking spaces in the underground car park.

The property's convenient and central location on the N81 just across the road from Belgard Square will be very appealing to investors. The LUAS is only a short walk away. The Square Shopping Centre, Tallaght Hospital, Civic Offices and a wide range of local amenities are also all within walking distance.

To arrange a viewing contact the Sole Selling Agents; Paul Tobin Estates on 01 902 0092.

Annual management charge c. €1,933.

FEATURES

- Alarm system
- Private balcony off sitting room overlooking Dublin Mountains
- Spacious accommodation throughout
- Fitted wardrobes
- 2 spacious storage cupboards
- First floor with lift access
- Only one other apartment on same floor



ACCOMMODATION

Hallway

Sitting room

Balcony off sitting room – East facing

Open plan kitchen

Master bedroom with ensuite

Second double bedroom

Main bathroom

2 spacious storage cupboards



Boutique Estate Agent in
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