



10 Le Hunt House, Brennanstown,
Cabinteely, Dublin 18

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent is delighted to present to the market this very well appointed bright and spacious one bedroom apartment, extending to 71 sqm /764 sqft. 10 Le Hunt House is located in a peaceful setting within the ever popular Brennanstown development which is only a stones' throw from the heart of Cabinteely Village. This apartment will appeal to owner occupiers and investors alike.

This fine one bed apartment has been extremely well maintained throughout and comprises of light filled accommodation including an entrance hallway, kitchen/dining/living area, one large double bedroom and bathroom. The property enjoys a decked balcony overlooking the green area.

There is an underground car parking space designated to the apartment and ample visitor parking also. The development enjoys the benefit of manicured communal gardens.

Le Hunt House is located in the well-established Brennanstown development in Cabinteely, nestled discreetly at the end of Cabinteely Village, just off the N11. It is within a leisurely stroll of all the amenities of Cabinteely, Cornelscourt and Foxrock Villages, with ample shopping, local eateries, a public library and the wonderful Cabinteely Park all on its door step.

There are many leisure, sports and recreational facilities close by with golf, tennis, rugby, soccer, GAA, horse riding and Westwood gym all nearby. The Dublin Mountains offers options for hill walkers and mountain bikers and marine activities are available at nearby Dunlaoghaire.

Cabinteely is well serviced by transport links. The Luas stops at Carrickmines and Cherrywood are easily accessed. The area is also very well serviced by various bus routes including numbers 84, 84A and 145 bus routes (QBC). The N11 and M50 offer easy access to Dublin City Centre and countryside.

Dunnes Stores at Cornelscourt is a short stroll away. Cherrywood Business Park, Leopardstown and Sandyford Business Districts are easily accessed also.



SPECIAL FEATURES

- » Superbly presented bright and spacious accommodation throughout
- » Extending to 71 sqm./ 764 sqft.
- » Double glazed windows throughout
- » One designated car space (Space no. 7) and visitors parking
- » Gas fired central heating
- » Mature tranquil setting
- » Close proximity to Cabinteely village enjoying an abundance of amenities
- » Within easy access to Luas, N11 (QBC) and M50

ACCOMMODATION

ENTRANCE HALLWAY

6.98m x 1.06m + 2.32m x 1.09m

Laminate floor, intercom handset, telephone point, storage cupboard (2.16m x 0.58m) and water tank cupboard.

KITCHEN/DINING/LIVING AREA

7.55m x 4.43m

KITCHEN

Range of fitted units, worktop, stainless steel sink unit, dishwasher, washer/dryer, four ring electric hob with extractor fan over, oven, microwave and tiled floor.

DINING/LIVING AREA

Feature gas fire, t.v and telephone points, laminate floor. Door to balcony.

TERRACE

7.67m x 1.79m

Decked terrace overlooking the communal gardens.

BEDROOM

3.46m x 4.25m

Fitted wardrobes and t.v point.

BATHROOM

2.28m x 1.99m

Bath with shower attachment, vanity unit with wash hand basin and mirrors over, w.c., partly tiled walls and tiled floor.



BER DETAILS

BER Rating: B3
BER Number: 109994285
Energy Performance Indicator: 146.41 kWh/m²/yr

DIRECTIONS

Anderson Property Management
1-2 Windsor Terrace
Dun Laoghaire
Co Dublin
Tel; 01 2140726

SERVICE CHARGE: Approx. €1,360 per annum

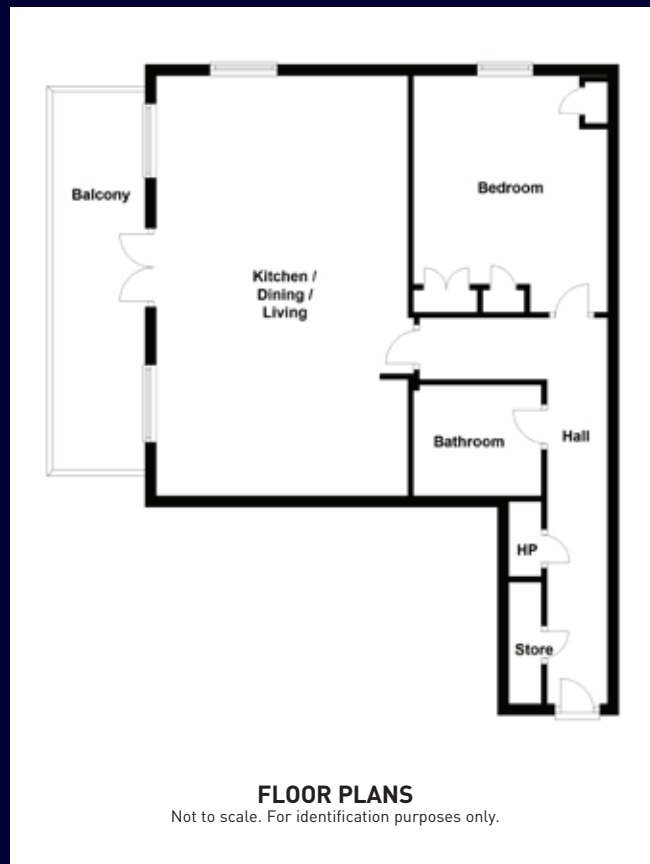
DIRECTIONS

Coming from the N11, turn left at the traffic lights at The Horse and Hound onto the Old Bray Road, Drive half way down this road and take a right-hand turn into Brennanstown. Take your next turn right and immediate left into the Square. Le Hunt House is the 1st block on the left-hand side.

VIEWING

Strictly by prior appointment with sole selling agents. Hunters Estate Agent Foxrock on

Ph: 01 289 7840.
Email: foxrock@huntersestateagent.ie



FLOOR PLANS

Not to scale. For identification purposes only.



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