



Apartment 15 Block 1, Rochdale, Honeypark, Dun Laoghaire,
Co Dublin. A96V072

Beirne
& Wise



Located in the highly desirable parkland development, Honeypark this charming third-floor apartment offers a perfect blend of comfort and convenience. Built in 2010, the property spans an impressive 47sq.m/505sq.ft. and is presented in excellent condition, making it an ideal choice for those seeking a low-maintenance lifestyle.

The apartment features well laid out accommodation comprising a welcoming entrance hall, large reception room that is bright and airy, kitchen, generous bedroom and bathroom. This apartment is further enhanced by a west-facing balcony that invites an abundance of natural light perfect for pots and plants. This outdoor space is perfect for enjoying the evening sun or simply relaxing with a good book.

One of the standout features of this property is its energy efficiency, which not only contributes to a more sustainable lifestyle but also helps to keep utility costs manageable. Additionally, the apartment comes with the convenience of parking for one vehicle.

Honeypark, built by Cosgrave Developments on the Old Dun Laoghaire Golf Course, is a development of apartments and large family sized homes in a unique and unrivalled parkland setting with an array of amenities at hand including a playground, feature lake, multi-sport playing area, picnic areas as well as rambling nature walks. There are also essential services on site including a large Boots Pharmacy and Tesco shopping centre. Dun Laoghaire town centre is only 15 minutes' walk with two shopping centres, a range of coffee shops, restaurants, pier and coastal sporting activities making this area an excellent choice.



Features

- Top (3rd) Floor Apartment
- Lift
- Communal Refuse Store
- Exceptional A2 Energy Rating
- Residents' garden and playground
- West Facing Balcony
- Car Parking Space (No 48) located in the Underground Car Park
- Gas Fired Central Heating
- Small Block of just 15 apartments
- Adjacent to E2 (former 46a) regular city bound bus stop

Accommodation

HALL

With convenient storage cupboard. Wooden floors.

LIVING/DINING ROOM

3.85m x 4.50m

Bright light- filled room with patio doors opening to the west facing balcony. Wooden flooring.



BALCONY

3.63m x 1.80m

Sunny west facing balcony with wonderful views across Honeypark and towards the Dublin mountains. This sun-trap balcony enjoys good privacy and is the perfect spot for relaxation.

KITCHEN

2.43m x 2.34m

Compact kitchen with good storage and appliances includes an oven and hob with overhead extractor fan, dishwasher, fridge/ freezer and washer/ dryer. Tiled floor and splashback.

BEDROOM

2.86m x 4.50m

Generous double bedroom with plenty of natural light from a large floor to ceiling window. Built in sliding wardrobes.

BATHROOM

Complete with W.C., wash hand basin pedestal with drawer storage and bath with a glass shower screen and shower fittings. Tiled floor.

SERVICE CHARGE

Wyse Property Management

Approximately €1,750 per Annum

B E R

BER No. 101723708

Output. 48.38 kWh/m²/yr





**Beirne
& Wise**

Carysfort Avenue,
Blackrock, Dublin
t: 01 2880900
e: info@beirnewise.ie
www.beirnewise.ie

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