



30 Garrison Mews, The Ramparts, Cabinteely,
Dublin 18. D18HY29

Beirne
& Wise



No. 30 Garrison Mews is a bright first floor, two bedroom apartment set in this modern development just off the N11 to the south of Cabinteely village. The spacious (72sq.m approximately) accommodation has recently been redecorated and comprises; Entrance hall with a large hot press. The living/dining room is a large light filled room leading to the fully fitted kitchen. Two double bedrooms, both with fitted wardrobes and the main with ensuite shower room. Main bathroom. Outside there is parking for residents to the front and to the rear of the development.

Garrison Mews is a well-established and highly sought after development convenient to a host of local amenities. The Village of Cabinteely is nearby, with an array of local shops, restaurants and schools. Cornelscourt shopping centre, Cabinteely and Cherrywood parklands are within easy reach. There are excellent public transport links in the immediate locality including the LUAS at Cherrywood, the QBC and the M50 motorway, all of which provide easy access to the city centre.

Features

- First floor apartment
- Recently redecorated
- Electric heating
- Wide plank flooring
- Two double bedrooms
- One designated parking space
- Close to a range of amenities
- Ensuite to main bedroom



Accommodation

HALL
Hot Press.

LIVING/DINING ROOM
4.4m x 6.79m
Large spacious room with window to the front aspect. Feature fireplace.

KITCHEN
3.3m x 2.5m
Fitted in a range of wall and base units. Stainless steel sink unit. Electric oven and hob. Integral appliances to include fridge/freezer, dishwasher and washer/dryer. Tiled flooring.

BEDROOM 1
2.82m x 3.86m
Fitted wardrobes, window to the rear aspect.

ENSUITE

Shower cubicle, W.C., wash hand basin. Tiled floor.

BEDROOM 2

2.88m x 3.80m

Fitted wardrobes, window to the rear aspect.

BATHROOM

Bath, W.C., wash hand basin. Tiled floor.

OUTSIDE

Parking facilities for residents to the front and to the rear of the development.

SERVICE CHARGE

€2,322.53 per annum

Managing Agents:

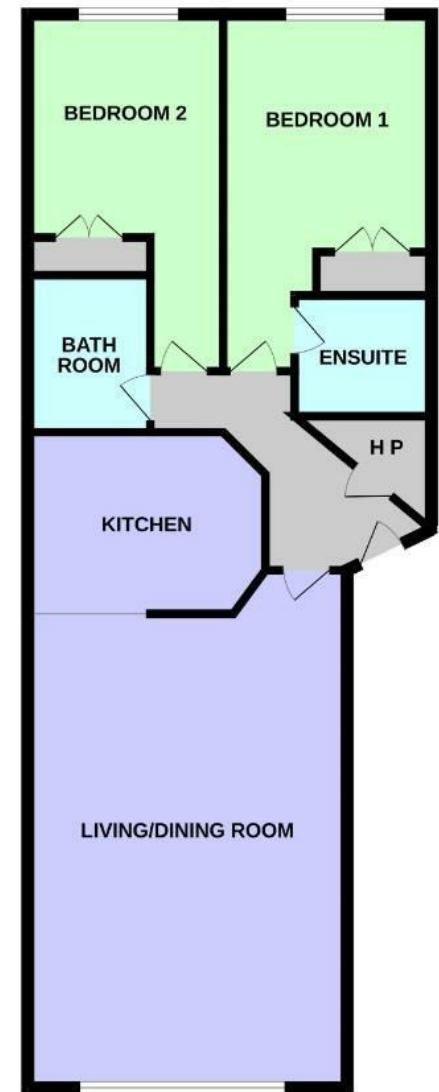
Anderson Property Management

B E R

BER No. 106924491

Output. 176.52 kWh/m²/yr





**Beirne
& Wise**

12a Carysfort Avenue, Blackrock, Dublin,
t: 01 2880900
e: info@beirnewise.ie
www.beirnewise.ie

PSRA Licence No. 001293. These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.