



5 Marfield House, St. Gabriels, Cabinteely,
Dublin 18. D18 DX60

Beirne
& Wise



Welcome to Apartment 5 Marfield House, a charming ground floor apartment (95sq.m) ideally located in the leafy surroundings of St. Gabriels, Cabinteely. This property is just one of 15 apartments located in this fine period house, converted in the late 1990's by Shannon Homes. It offers a unique blend of classic elegance and modern comfort and will appeal to those seeking a comfortable and spacious apartment in a quiet development.

As you enter, you are greeted by an entrance lobby which opens to a large reception hall. The spacious living/dining room boasts sash windows that allow natural light to flood the space, creating a warm and inviting atmosphere. A well equipped kitchen is located off this reception room. Two double bedrooms (main with ensuite shower room) and a family bathroom complete the accommodation.

This charming apartment enjoys close proximity to an array of local amenities. Both Cabinteely Park and Kilbogget Park are within easy reach, as are excellent shopping options in Cabinteely, Cornelscourt, and Killiney Shopping Centre. Further convenience can be found on nearby Johnstown Road with local shops and services. The area is exceptionally well connected. The QBC along the N11 offers swift and reliable access to Dublin city centre, while the M50, and LUAS stations at Carrickmines and Cherrywood are just minutes away, ensuring seamless travel in all directions.

Viewing is highly recommended as this apartment is sure to appeal to the buyers seeking a unique apartment full of character and style.



Features

- Period Lower Ground Floor Apartment
- Alarm
- Two Double Bedrooms
- Designated Car Parking
- Quiet Development of Just 15 Apartments
- Lift from Hall Level to Ground Floor
- Gas Heating System
- Two Bathrooms
- Well Maintained and Inviting Common Areas
- Close to Bus Routes and Shops

Accommodation

HALL

3.48m x 6m (max)

Entrance lobby with tiled floor and cloak press. Entrance hall with hot press cupboard.

LIVING/DINING ROOM

4.92m x 7.56m

Large reception room with sash windows and feature fireplace. Arch to kitchen.



KITCHEN

1.70m x 2.80m

Fitted with ample wall and floor cupboards. Fitted appliances include an oven and hob, fridge, dishwasher and a washer/ dryer.

BEDROOM 1

3.12m x 5.40m

Large double bedroom with built in wardrobes.

ENSUITE

With a shower cubicle, W.C. and wash hand basin.

BEDROOM 2

2.40m xx 3.80m

Double bedroom with built in wardrobes.

BATHROOM

Complete with W.C., wash hand basin and bath with shower fittings.

OUTSIDE

Landscaped communal grounds with designated residents' car parking.

SERVICE CHARGE

€2,950 per annum

Managing Agents: Qualitas

B E R

BER No. 107197725

Output 268.94 kWh/m²/yr





**Beirne
& Wise**

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

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