



Apt. No.11 Newtown Hall, Hazelbrook Square, Churchtown

Beirne
& Wise



For Sale By Private Treaty

Apartment 11 is a stunning, two double bedroom apartment of approx. 72 sq.m. (excluding the two balconies), superbly positioned in this prestigious development. This second-floor apartment with triple aspect, is exceptionally bright, and is presented in excellent condition, tastefully decorated with great imagination and with a sense of style. It is ready for immediate occupation.

This high specification apartment will appeal to either first time buyers or those looking for a more manageable home with bright and airy accommodation comprising of an entrance hall, large open plan living/dining/kitchen (with access to the balcony), a boiler/storage room, an invaluable pantry/storage room and bathroom. There are two double bedrooms, one ensuite and both with access to the second balcony. A real bonus are the two designated underground parking spaces, and the well-maintained communal gardens.

The location needs little introduction with all the facilities of Churchtown, Dundrum and Rathfarnham at hand with excellent local shopping and within minutes of Dundrum Town Centre. Leisure facilities abound with the parklands of Loreto, St Enda's, Marlay and Bushy not forgetting two of Dublin's most prestigious golf clubs – Milltown and The Castle. There are several bus routes available with the 161 going to LUAS station at Dundrum.

Special Features

- Bright and spacious, second floor apartment of 72 sq.m. approx. (Excluding balconies)
- Two generous balconies one with a south facing aspect
- Two double bedrooms (one en-suite)
- Contemporary kitchen and bathrooms
- Intercom /GFCH/Lift
- Convenient location adjacent to a range of amenities
- Two underground parking spaces, and visitors parking at surface level

Accommodation

HALL

Well-proportioned hall with laminate wooden flooring, recessed downlighters, and a radiator cabinet

LIVING /DINING ROOM /KITCHEN

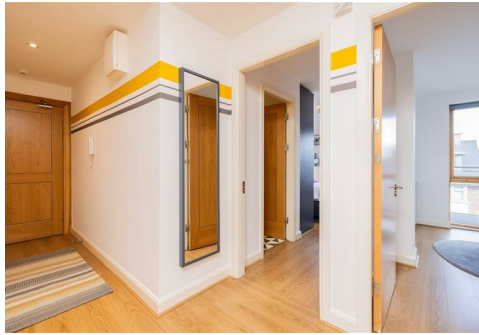
6.28m x 5.24m max. dim.

This is a spacious, light filled room with laminate wooden flooring in the living /dining area and practical floor tiling in the kitchen area. Enjoying the enviable south facing aspect, with recessed downlighters and radiator cabinet, this is a great room for entertaining with ample room to dine. There is a large picture window and access to the generous south facing balcony (3.44m x 1.73m approx.). The L-shaped kitchen is simply stunning with high gloss contemporary floor and wall mounted units with open shelving, granite worktops and subway splash back tiling. There is a built-in oven with ceramic hob, and an extractor hood with fan, integrated fridge/ freezer, dishwasher and washing machine.

BEDROOM ONE

3.56m x 2.79m +1.0m x1.44m

A generous double room with laminate wooden flooring, built-in wardrobes, radiator cabinet, attractive cube style shelving units with a low-level picture window and access to the balcony (2.56m x 1.70m approx.)



ENSUITE

Well-appointed with attractive wall tiling and co-ordinating black/white mosaic floor tiling, recessed downlighters, chrome heated towel radiator, and the suite comprising of a walk-in shower cubicle with rain shower and screen doors, close coupled w.c., a wall hung w.h.b. with recessed vanity shelf unit and full height mirrored wall with glass shelving

BEDROOM TWO

3.56m x 3.02m

A second double room with built-in wardrobes and radiator cabinet, wooden floor, and a low-level picture window with access to the balcony (shared with Bedroom One).

BATHROOM

Modern, stylish, partially tiled bathroom, with recessed downlighters and suite comprising of a w.c., a bath with handheld flexible shower head, wall mounted w.h.b. with recessed vanity shelf unit and full height mirrored wall with shelving, and a chrome towel radiator

BOILER / STORAGE ROOM

With laminate wooden floor and low-level shelving

PANTRY / STORAGE

1.75m x 1.36m

Essential with apartment living with window, laminate flooring, and wall mounted shelving

GROUNDS

The development is well-maintained with two underground allocated parking spaces and surface parking for visitors. To the front, a smart granite style pedestrian pathway leads to the entrance surrounded by neatly cut grassed areas and shrubbery. There are communal gardens, and a children's playground.

MANAGEMENT COMPANY

Benchmark Property Management

SERVICE CHARGE

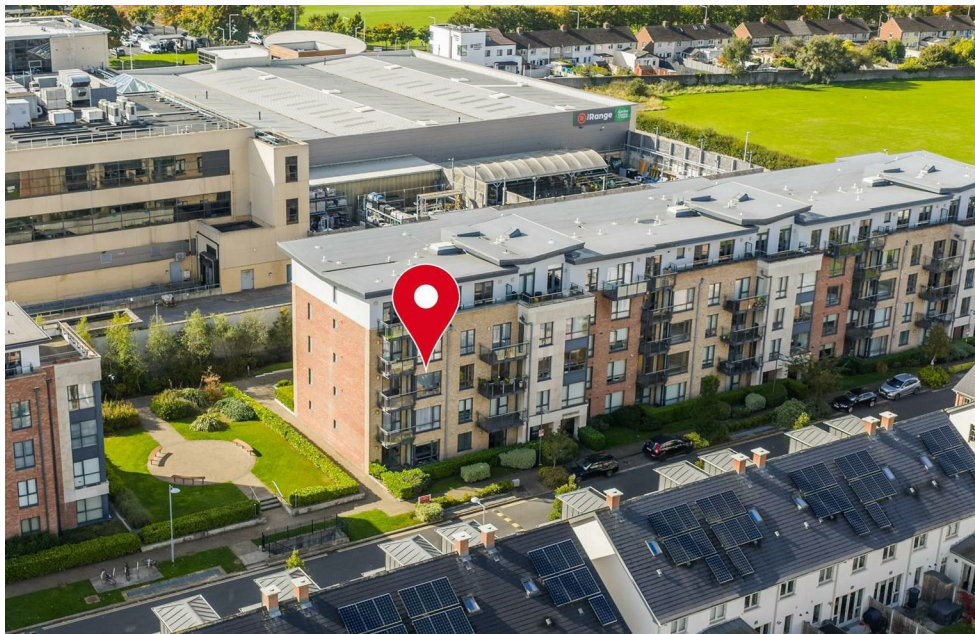
€2,300 approx. per annum (subject to review)

BER

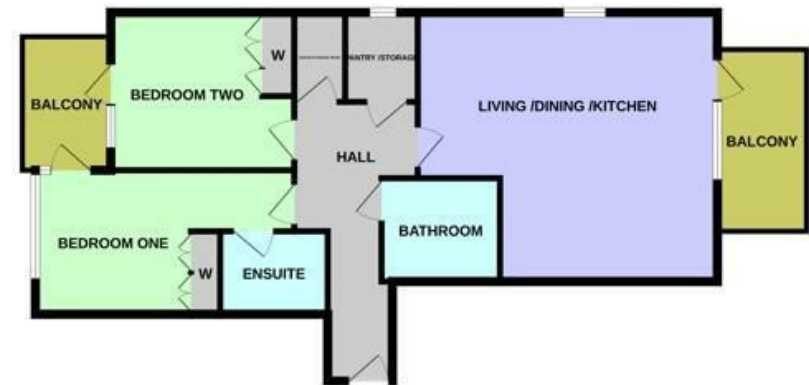
Number: 100042118

Output: 95.66 kWh/m²/yr.





SECOND FLOOR



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