



Apt. 1 Newtown Court, Eaton Brae, Rathgar, Dublin 14 D14

Beirne
& Wise

For Sale By Private Treaty

Email enquiries only.

Furnished

This is a delightful, own door, ground floor, two-bedroom apartment, nicely situated in this mature, small-scale development, just off Eaton Brae Road/ Orwell Road – an easy walk to the LUAS at Windy Arbour, which provides speedy access to St. Stephen's Green and beyond.

Presented in pristine order, this renovated apartment has been updated with considerable flair with attractive contemporary style kitchen and shower room. There is generous off-street parking and secluded well-maintained gardens surrounding this small development.

The location needs little introduction with all the facilities of Rathgar, Churchtown and Dundrum at hand with excellent local shopping and within minutes of Dundrum Town Centre and close to Mount Carmel Community Hospital. Leisure facilities abound - Apt No. 1 is within walking distance of the Dodder Linear Park connecting Bushy, Orwell and Dartry Parks. As an alternative to the LUAS, the regular 14 bus route provides a different route to the city centre and further afield.

Special Features

- Two double bedrooms.
- Double glazed windows
- Convenient location adjacent to a range of amenities
- Floor area 56 sq.m. approx.
- GFCH
- Off street parking



Accommodation

HALLWAY

Well-proportioned hall with laminate timber flooring.

LIVING /DINING ROOM

4.40m x 3.38m

This is a spacious, light filled room with laminate wooden flooring and attractive period style fireplace fitted with a coal effect gas fire.

KITCHEN

3.14m x 1.80m

Galley style with an array of floor and wall mounted Shaker style units with built-in oven and ceramic hob and concealed extract unit with complimentary quartz style worktops and splashback. There is an integrated fridge/freezer, dishwasher and washing machine. The GFCH boiler is in the kitchen.



BEDROOM ONE

4.27m x 3.36m

A generous double room with carpeted flooring.

BEDROOM TWO

3.11m x 2.86m

A second smaller double room again with carpeted flooring.

SHOWER ROOM

Modern, stylish, with floor tiling and partially tiled walls with suite comprising; concealed cistern w.c., a spacious walk-in shower complete with screen, with rain shower head and flexible handheld hose, wall mounted w.h.b. with recessed vanity shelf unit and a chrome towel radiator.

GROUNDS

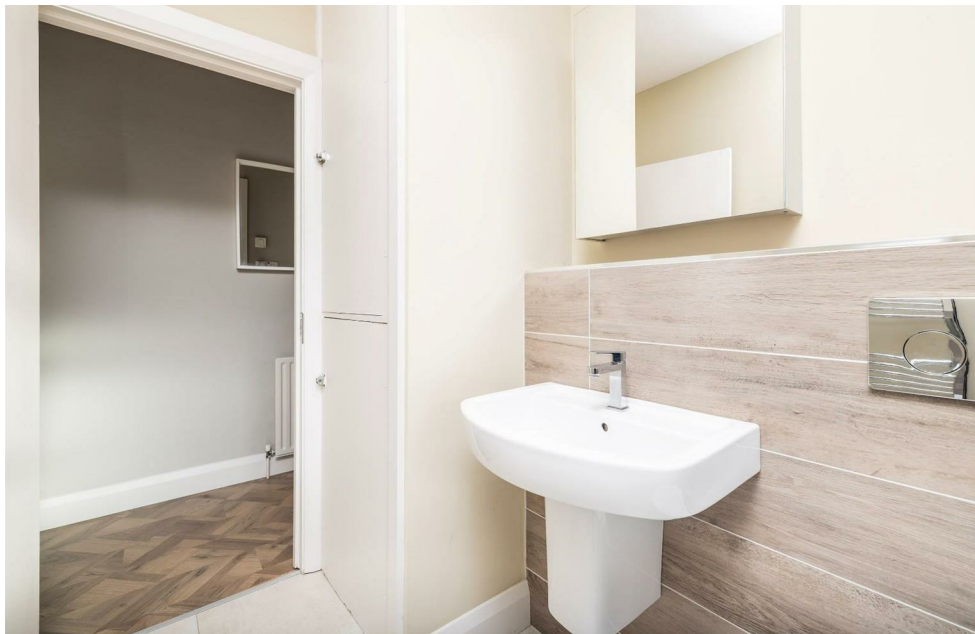
The development is well-maintained with off-street parking, and a secluded expansive lawn area to the rear.

BER

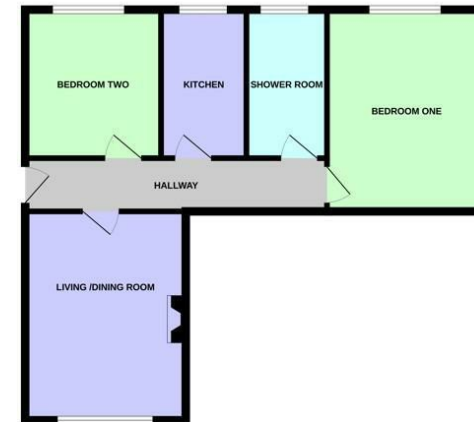
Number: 106385396

Output: 334.85 kWh/m2/yr.





GROUND FLOOR



Beirne
& Wise

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