



31 Ferndale Court, Rathmichael, Co. Dublin A98CA13

Beirne
& Wise



For Sale By Private Treaty

No. 31 Ferndale Court is a stunning, two-bedroom duplex property, recently redesigned and refurbished, and now presented in excellent decorative condition throughout. Ferndale Court is a gated development set in woodland surroundings, discreetly located on Allies River Road off Ferndale Road in Rathmichael. Built in 2002, Ferndale Court comprises fifty properties positioned around a courtyard setting with generous off-street parking and mature communal gardens. No. 31, accessed through the courtyard, features a very spacious open plan kitchen/living/dining room with stylish décor, large picture windows, storage room and access to the balcony. Upstairs, there are two double bedrooms (one with an ensuite bathroom), and a shower room. There is an attic with Stira pull down ladder. There is off street parking for two cars, visitor parking, and landscaped collective gardens.

Ferndale Court is conveniently located within easy access of Bray, Rathmichael and Shankill with their range of amenities, these include local schools, shopping amenities, golf clubs, Bray seafront, Enniskerry Village and outdoor pursuits are within easy access. Ferndale Court is within an easy commute of the M50, N11, bus services and the Dart in Bray and Shankill.

Special Features

- Modern development amidst landscaped gardens
- Two-bedroom duplex with a paved terrace, and a balcony
- Stylish décor throughout
- Secure gated development in discreet location
- Off street parking

Accommodation

ENTRANCE

Steps lead to the paved patio, and the hall door opens to the...

OPEN PLAN KITCHEN/LIVING /DINING ROOM

Recently refurbished and redesigned to create a generous living space; featuring laminate grey floor throughout; this is a bright and expansive room overlooking the patio and courtyard to the front, a large square bay window to the rear, and French doors leading to the south facing balcony.

KITCHEN/LIVING ROOM

7.54m x 4.83m

The kitchen boasts a range of fitted wall and floor units with counter tops, incorporating a dresser style unit, and integrated appliances including oven, hob, extractor fan, dishwasher, washing machine and fridge freezer. A large kitchen island with additional storage below provides a focus for this room. There is access to the understairs storage, and a storage room featuring built in shelving. (The storage room was originally a guest w.c. and can be converted back should one desire). The kitchen naturally leads to the fine living area; the reception room has ample sitting and living space, with a corner fireplace boasting a natural fire, tiled inset and hearth. Double doors open out to the balcony.





DINING ROOM

4.10m x 2.84m

The dining area is a natural extension of the living room, there is a box bay window to the front aspect, and there is ample room for dining.

UPSTAIRS

LANDING

The hotpress is located on the landing and there is access to the attic via a Stira pull down ladder. The attic provides storage space and could be converted if desired.

BEDROOM ONE

4.81m x 4.51m (Max. dimension)

A generous double bedroom with ample fitted wardrobes and an ensuite bathroom.

ENSUITE BATHROOM

With partially tiled walls, mosaic tiled floor, w.c., pedestal w.h.b. with wall cabinet overhead, bath with tiled surround, and a wall mounted bathroom storage cabinet. A door opens out to a Juliet balcony.

BEDROOM TWO

3.78m x 2.84m

A double bedroom overlooking the courtyard.

SHOWER ROOM

With tiled floor and 'subway' tiled walls, w.c., w.h.b. set in a vanity unit with mirror overhead, and a generous sized walk-in shower unit with screen and a Triton shower.

OUTSIDE

Access is via electronic gates, there is off street parking for two cars, and visitor parking. There are landscaped collective gardens, and the courtyard features paved areas with a centre greenery feature comprising of a selection of mature trees and plants set amongst rock structures.

MANAGEMENT COMPANY

Management Company: Casey Kennedy

Annual Service Charge: €2,263 (in current year, subject to change).

BER

BER No. 111435673

Output: 209.76k/Wh/m²





GROUND FLOOR
526 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



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