41 Trimbleston, Goatstown, Dublin 14 D14XV82

Beirne & Wise

For Sale By Private Treaty

No. 41 is a most attractive, two-bedroom, second floor apartment located to the front of the development in the Sycamore block. Trimbleston is a prestigious Sorohan-built development just off the Goatstown Road - considered a most desirable location in south Dublin. This modern development comprises of lovely blend of apartments and houses set amidst landscaped gardens. This owner-occupied apartment has been well maintained throughout and features light and airy accommodation extending to 78 sq. m. (excluding the balcony.) It comprises a welcoming entrance hall with adjoining storage closet and hot press, a kitchen that is open plan with the spacious living/dining room, two double bedrooms (one en-suite), and a bathroom. This superb apartment has a large balcony overlooking the leafy communal landscaped gardens and is accessible from both the living/dining room and the principal bedroom. There is an allocated underground parking space and visitor parking at surface level.

Trimbleston enjoys a central location; it is within close proximity to Clonskeagh, Milltown, Ranelagh, Dundrum, and Stillorgan, offering an excellent range of shopping centres, speciality shops, restaurants, eateries, schools, and sporting amenities. It is within walking distance of UCD Belfield and all its associated leisure facilities. The LUAS is but 15/20-minute walk away and there are several bus routes providing access to the city and beyond as well as access to the M50/N11 motorways nearby.

Special Features

- Hardwood double glazed windows
- Floor Area 78 sq. m approximately
- Large, sheltered balcony
- Communal interior and exterior areas meticulously maintained.
- Hardwood doors and timber flooring
- On site caretaker
- Underground parking space and visitor parking

Accommodation

HALL
With ceiling coving, recessed lighting, and timber flooring. There is access to the storage closet and the hot press.

KITCHEN
5.14m x 2.61m
Open plan with living dining area with coved ceiling and recessed down lighters fitted with an array of floor and wall mounted Shaker style units with granite worktops, an integrated fridge / freezer and dishwasher. There is a built- in oven and gas hob with overhead extractor and plumbing provided for a washing machine. Open to

LIVING /DINING ROOM
6.22m x 3.71m
This is a very spacious, well proportioned, bright room - perfect for entertaining with ample room to dine and has a large floor to ceiling window overlooking the gardens and access to the balcony. It features ceiling coving, recessed lights and timber flooring and attractive fireplace with hearth and an electric effect fire provides a focal point for this lovely room.

BEDROOM ONE
3.45m x 3.45m
A large double bedroom overlooking the private gardens, it features ample built -in wardrobes and an en-suite. There is access to the balcony.

ENSUITE
With tiled floor and partially tiled walls, w.c., w.h.b. mirrored vanity cabinet, chrome towel rail, and a walk-in tiled shower cubicle.

BEDROOM TWO
2.38m x 3.45m
Another double room with built-in wardrobes.

BATHROOM
With tiled floor and partially tiled walls, a bath with tiled surround and telephone shower, w.c., w.h.b. and a mirrored vanity cabinet.

BALCONY
The sheltered balcony is accessible from the living room and principal bedroom with paved flooring and a glass panelled barrier. It enjoys an easterly orientation.

MANAGEMENT COMPANY
Indigo Real Estate Management

SERVICE CHARGE
€2,971.25 per annum. (subject to review)

BER
BER No. 119845709

BER B

SECOND FLOOR

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