

BER C1



4 Brennanstown Court
Cabinteely, Dublin 18

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INTERNATIONAL REALTY

4 Brennanstown Court, Cabinteely, Dublin 18

4 Brennanstown Court is a delightful two-bedroom own door apartment presented in superb condition throughout. The property has bright well-proportioned accommodation extending to approximately 61 sq. m (656 sq. ft), comprising modern open plan living/dining/ kitchen room off which there is an attractive balcony to relax and enjoy al fresco dining in a very private setting. The fitted kitchen has an excellent selection of storage and quality integrated appliances as well as an American double fridge / freezer. There are two generous double bedrooms, both with built in wardrobes and a well-appointed modern bathroom with quality sanitary ware completes the accommodation. The property benefits from one designated car space and there is visitor parking within the development.

4 Brennanstown Court is nestled to the rear of this popular development on the top floor of a two-storey building. Surrounded by lush communal gardens throughout, Brennanstown is a popular residential address. Minutes stroll from Cabinteely Village with a wealth of local amenities on the doorstep such as eateries, shops and the ever-popular Cabinteely Park and playing fields. The city centre is an effortless commute via the Luas at Carrickmines and the QBC on the N11. The M50 is also close at hand opening the national road network making access to all points North, South, East and West extremely convenient. Recreational amenities in the area are second to none including Foxrock Golf Club as well as Carrickmines tennis club, the gym facilities at Westwood as well as the racecourse at Leopardstown.

Features

- Spacious accommodation extending to approx. 61 sq.m (656 sq.ft)
- Nestled to the rear of this popular development within a small block
- Presented in excellent condition throughout
- Highly desirable location within an easy stroll of Cabinteely Village
- Double glazed windows throughout
- Own door apartment
- High quality kitchen appliances
- Designated car parking space and additional visitor parking available
- Gas fired central heating



Accommodation

Living/Dining Room: 3.8m x 3.2m (12'6" x 10'6") Front door leads directly through to bright open plan light filled room with wooden flooring and windows and door leading out to balcony.

Balcony: Decked balcony overlooking small communal gardens.

Kitchen: 1.80m x 3.7m (5'11" x 12'2") Modern kitchen with range of wall and floor units, tiled floors, new integrated Indesit Oven, four ring hob, extractor fan, dishwasher, LG double-door American fridge freezer, recessed lighting. Plumbed for washing machine/dryer and window the front of the property providing excellent natural light.

Bathroom: With tiled floors, part tiled walls, whb, extractor fan, w.c, bath with shower attachment and attic hatch, heated towel

rail

Bedroom 1: 2.7m x 5.2m (8'10" x 17'1") Double bedroom with picture window overlooking the well-maintained communal grounds, new carpet flooring, and floor to ceiling wardrobes.

Bedroom 2: 2.7m x 3.8m (8'10" x 12'6") Double bedroom with window overlooking the rear, new carpet flooring, and floor to ceiling wardrobe.

Outside: As mentioned the Brenannstown Development has a superb selection of communal gardens throughout. Brennanstown Court is to the rear of the development and this apartment overlooks a small communal garden. Designated parking is right outside the property and there is additional visitor parking in the development.

BER Information

BER: C1. BER No: 107043739

EPI: 32.07 kgCO2/m2/yr.

Eircode

D18 Y967



FLOOR PLAN Not to scale - for identification purpose only.

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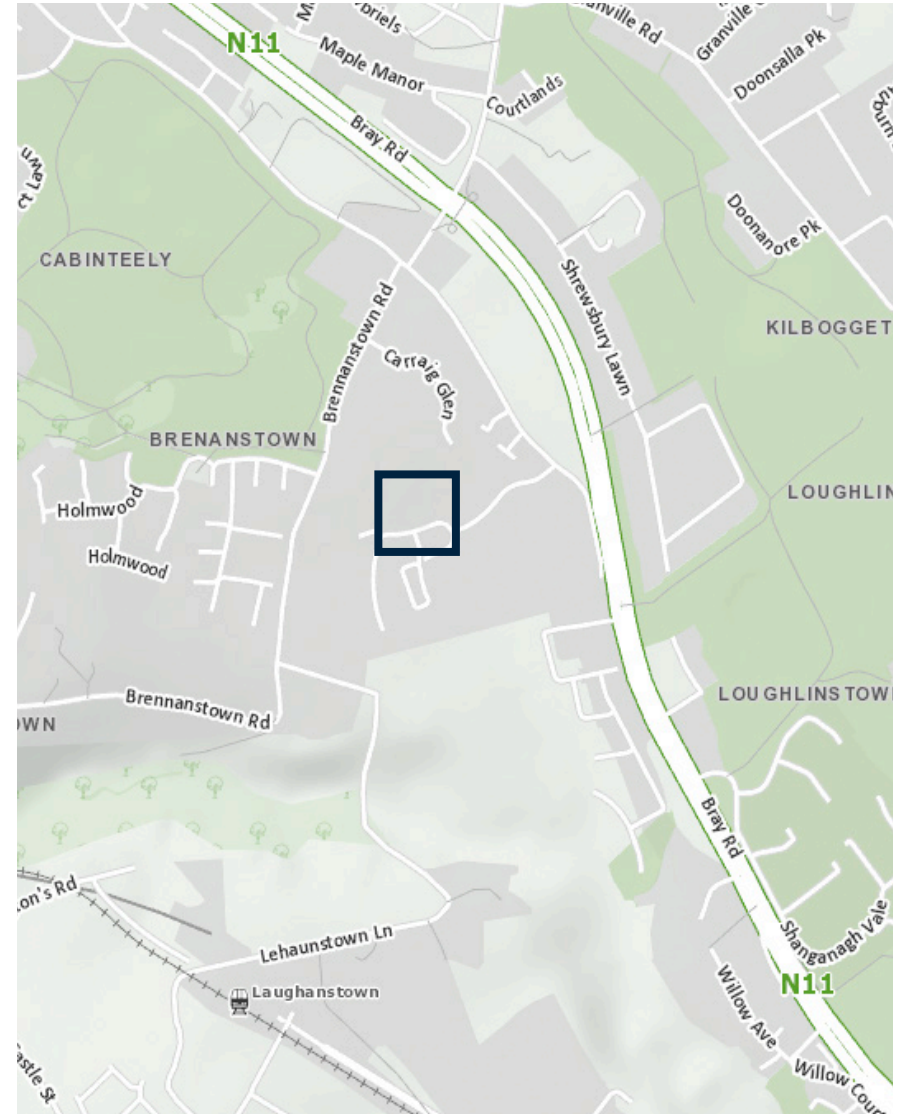
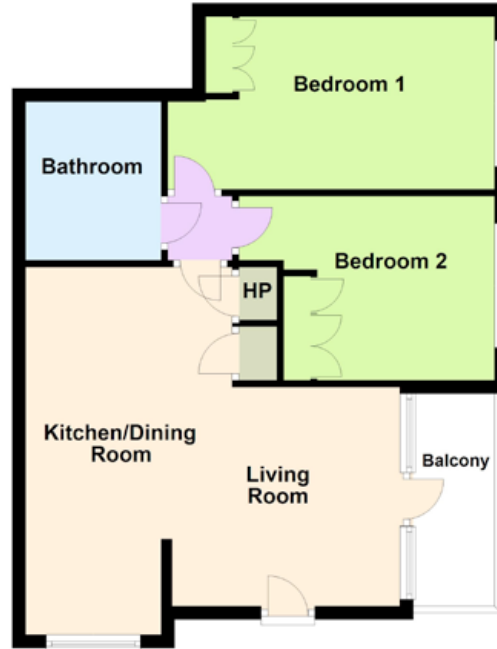
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