

BER C1



CO. DUBLIN | Apt. 67 Eaglewood, Rochestown Avenue, Dun Laoghaire

Lisney

01-285 1005

A superb two bedroom first floor apartment in this much sought after location, 67 Eaglewood is presented in walk-in condition and has been exceptionally well cared for and looked after over the years. Benefitting from bright and spacious dual aspect accommodation, the apartment enjoys generous living space in a location of utmost convenience. Upon entering the apartment there is a generous welcome hall, large bright living/dining room with spacious kitchen off, two double bedrooms, a bathroom and the added benefit of a private balcony. The apartment enjoys two car parking spaces and very well maintained communal gardens. Situated on Rochestown Avenue close to the junction with Johnstown Road, Eaglewood is a popular development due to its close proximity to the towns of Dun Laoghaire, Killiney and Cabinteely. Dun Laoghaire town is a short drive from the property offering a wide array of shops, restaurants, cafes and other amenities including Dun Laoghaire Harbour for a selection of recreational activities. The shops at Killiney shopping centre are only a short stroll from the property, while Cabinteely is also within easy reach. The bus routes on Rochestown Avenue and the N11 provide access to all surrounding areas and into Dublin city centre.

Features

- Superb two bedroom first floor apartment in this popular development
- Bright and spacious dual aspect accommodation extending to approx. 69 sqm (747 sqft)
- Added benefit of two car parking spaces
- Lift access to the apartment
- Gas fired central heating
- Wired for alarm
- Service charge of approx. €2,000 per annum
- Management company: Wyse





Accommodation

ENTRANCE HALL: 2.1m x 1.95m (6'11" x 6'5") with video intercom to the front door, wired for alarm with alarm panel, storage cupboard with fuse board, timber floor, and arch through to the

INNER HALLWAY: 5.65m x 1.2m (18'6" x 3'11") with timber floor, shelved hot press and a Honeywell hot water and heating control panel

BATHROOM: with tiled floor, part tiled walls, w.c., wash hand basin and bath with overhead shower unit

BEDROOM 1: 4m x 2.9m (13'1" x 9'6") with built in storage, window overlooking the communal gardens and timber floor

LIVING/DINING AREA: 4.3m x 6.05m (14'1" x 19'10") with feature curved window, door out to the balcony, gas fireplace, built in shelving, timber floor, and opening to the

KITCHEN: 2.15m x 3.1m (7'1" x 10'2") with tiled floor, tiled splashback, window to the side, integrated fridge/freezer, Neff overhead extractor fan, Neff four ring gas hob, Belling oven, single bowl stainless steel sink, integrated Candi washing machine, integrated dishwasher, and a range of wall and floor press units and drawers

BEDROOM 2: 3m x 2.65m (9'10" x 8'8") with timber floor, door out to the balcony and additional built in storage

BALCONY: this is owned by the management company, so it is their responsibility to maintain and look after it.



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BER INFORMATION

BER: C1
BER No: I14738818
163.54 kWh/m²/y

EIRCODE

A96 VX60

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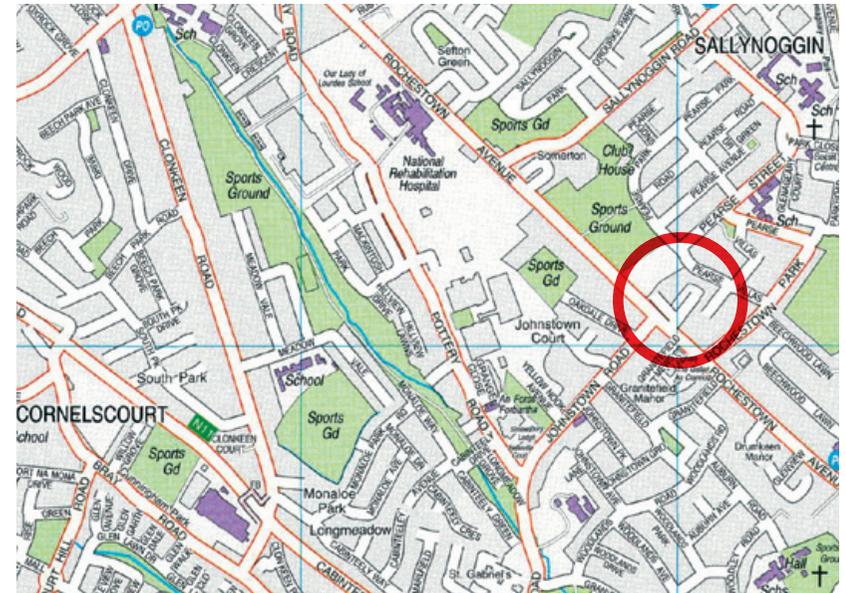
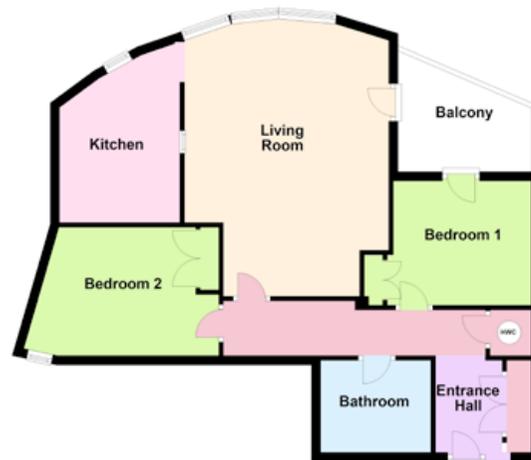
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FLOOR PLANS

NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY



Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. ALL measurements are approximate and photographs provided for guidance only. PSRA No. 001848

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