



## Apt. 7 The Anchorage

Clarence Street, Dun Laoghaire, Co. Dublin



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### Features

- Westerly facing maximising sunlight/daylight hours
- One secure underground car parking space – No. 7
- Gas fire central heating system
- Newly fitted recessed lighting throughout
- Overall floor area approximately 80sq.m (855sq.ft)
- A highly regarded convenient and central location being just 250m away from a variety of amenities available
- Kitchen appliances and blinds included in the sale
- Service charge of approximately €2,800 per annum
- Double glazed windows
- Large communal roof area with spectacular views
- Video intercom between the apartment and front door
- Lift servicing all floors
- New doors throughout with frosted glass to allow light throughout the apartment
- High gloss American walnut laminated floor throughout
- 46A, 7, 7A, 75, 111, 63 & 63A bus routes on the doorstep. Additionally, the 59, 45A and the Aircoach are a five minute walk away.
- Highly secure building with internal and external CCTV
- Security doors between the hall door and the lift access adding further protection
- Monday – Friday Caretaker during office hours

A spacious light infused second floor apartment ideally positioned in this prestigious and sought after purpose built complex enjoying sea views over Dublin Bay to Howth. This is a particularly well located building constructed approximately 25 years ago enjoying well maintained communal areas, gardens and grounds and further enhanced with a large communal rooftop benefitting from spectacular views all the way across the bay past the city to Howth. The accommodation of approximately 80sq.m (855sq.ft) is well laid out and presents itself in excellent decorative order having been renovated and modernised in recent years briefly comprising of an entrance hall with storage cupboard, a delightful living/dining room enjoying sea views with opening through to a modern kitchen, two very fine double bedrooms both also enjoying sea views and the master with an en suite bathroom and a shower room. Both the shower room and en suite bathroom are finished to a very high quality incorporating luxurious fittings with the guest shower room feature a shower unit with white slate shower tray and both the bathroom and en suite fully fitted in Spanish tiles with quartz detail. The second bedroom has a bespoke unit, by Wall Beds of Ireland, featuring a full size double bed which retracts into the unit when not in use making the most of the available space. This custom unit also features a wraparound integral desk with drawers from which the user can look out across the bay as far as Lansdowne Road and Dublin Port/City. The sockets in the living room, kitchen and both bedrooms have been updated to include built in USB ports for keeping communication devices charged with ease. This wonderful property is further enhanced with one secure underground off street car parking space.

There are a wide range of amenities in Dun Laoghaire Town Centre which is just a two minute walk including specialist and boutique shops, shopping centres, the IMC Cinema, Lexicon Library, numerous pubs and restaurants not to mention a range of public facilities to include the People's Park and the highly regarded Westwood Gym. For the sailing enthusiast there are four major yacht clubs and both and west and east piers offer many interesting walks not to mention along with coastline. Within easy reach are also a variety of other recreational facilities including tennis, golf and rugby clubs, bowling green and numerous bus routes together with the DART offering ease of access to the city centre and surrounding areas.



## Accommodation

**Entrance Hall:** 3.8m x 1.3m (12'6" x 4'3") with ceiling coving, high gloss American walnut laminate floor, alarm panel, intercom system, enclosed fuse board, storage cupboard incorporating the large water tank and shower pump, and sliding door leading to the

**Living/dining Room:** 5.55m x 3m (18'3" x 9'10") with ceiling coving, recessed lighting, fireplace with timber mantle and surround and cast iron inset, high gloss American walnut laminate floor, dual aspect windows enjoying wonderful sea views and opening through to the

**Kitchen:** 2.9m x 2.9m (9'6" x 9'6") with a range of fitted cupboards and units to ceiling height, sink unit, integrated four ring electric induction hob with extractor fan over, integrated dishwasher, integrated electric oven, integrated fridge/freezer, integrated washing machine, butcher block work surfaces, tiled splashback, houses the Worcester gas boiler, recessed lighting and tiled ceramic floor

**Bedroom 2:** 4.55m x 2.9m (14'11" x 9'6") with high gloss

American walnut laminate floor, fitted pull down bed with shelving around it, recessed lighting, a range of fitted wardrobes, work station/office and views out towards Dublin Bay

**Shower Room:** 1.8m x 1.6m (5'11" x 5'3") features a shower unit with monsoon head and white slate shower tray, w.c., wash hand basin with storage under, fully fitted with Spanish tiles with quartz detail, heated towel rail & heated/illuminated wall mirror

**Master Bedroom:** 6.6m x 3.45m (21'8" x 11'4") with high gloss American walnut laminate floor, a wide range of fitted wardrobes, window to side enjoying the sea views, recessed lighting and door to

**En Suite Bathroom:** with bath with telephone shower over, w.c., wash hand basin with fitted cupboards under, fully fitted in Spanish tiles with quartz detail, heated towel rail and recessed lighting

**Outside:** The communal gardens and grounds are extremely well maintained and the apartment benefits from one secure underground car parking space, space No. 7.

## BER Information

BER: C1. BER No: 105588313

EPI: 150.19 kWh/m<sup>2</sup>/yr.

## Eircode

A96 V9K6



FLOOR PLAN Not to scale - for identification purpose only.

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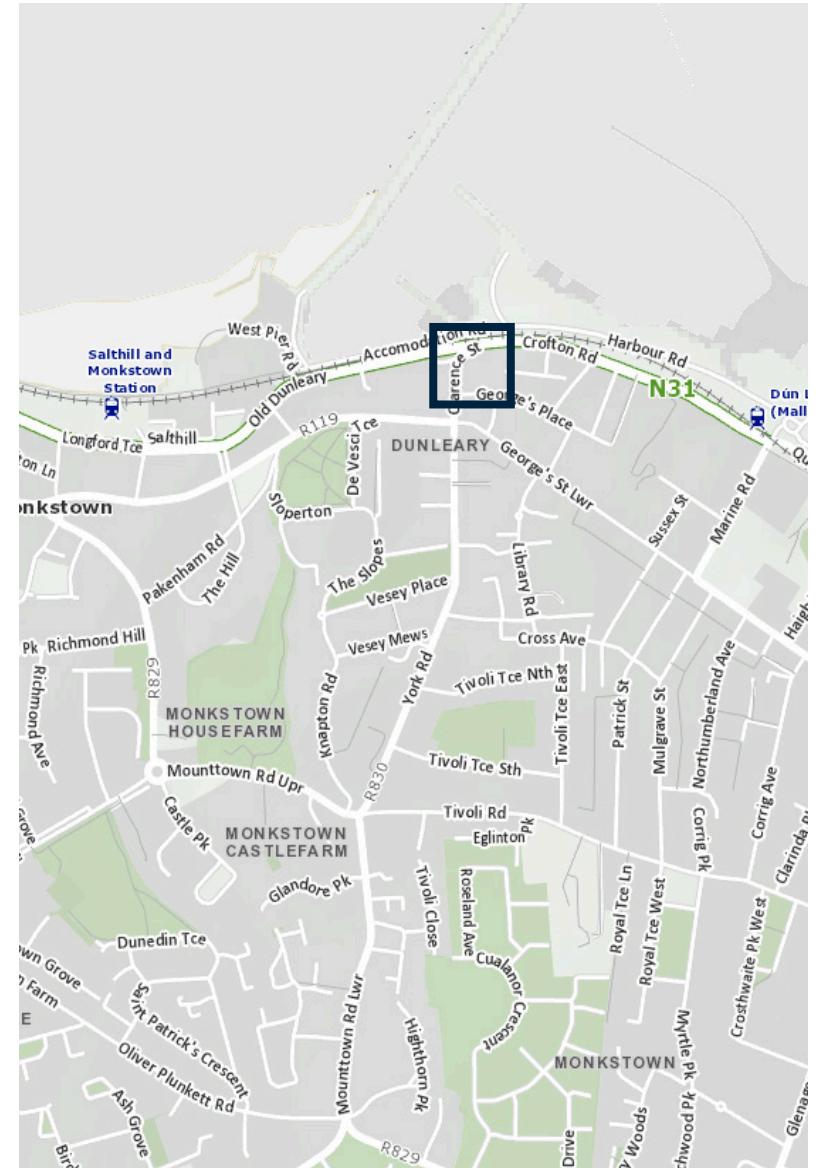
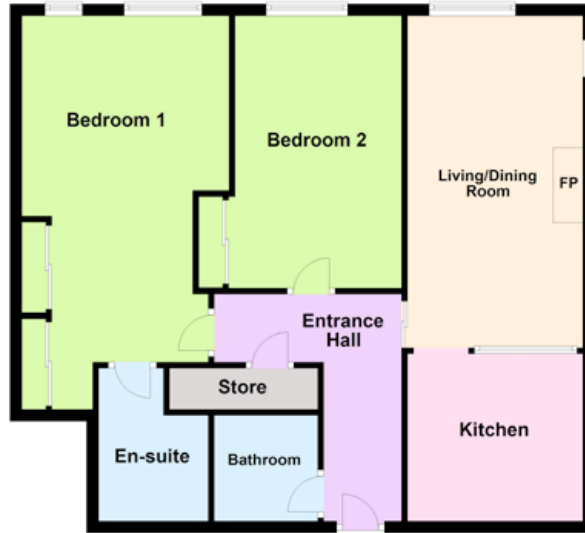
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