

For Sale by Private Treaty



## Apt. 84 The Gallan, Granitefield Manor, Rochestown Avenue, Dun Laoghaire, Co. Dublin

Superb top floor apartment, large balcony and secure underground parking space.

844 sq ft / 78 sq.m

**Asking Price: €285,000**



BER No. 111980819  
EPI: 229.38 k/Wh/m<sup>2</sup>/yr

T: 01 66 01 922

E: [info@lansdownepartnership.ie](mailto:info@lansdownepartnership.ie)

[www.lansdownepartnership.ie](http://www.lansdownepartnership.ie)



### Description

Lansdowne Partnership is delighted to present 84 The Gallan to the market, a modern, bright and spacious two double bedroom top floor apartment. Presented in excellent condition, this property is likely to appeal to investors, first time buyers and owner-occupiers alike. Bright and spacious throughout the accommodation briefly comprising entrance hall with video intercom and good storage, large open plan living/dining room with door leading to large decked balcony, fully fitted kitchen, two double bedrooms (master en-suite) with fitted wardrobes and main bathroom. There is access to the balcony from the living room and both bedrooms. There is also direct lift access to the secure underground parking space.

### Location and Amenities

Granitefield Manor is a well maintained development conveniently located off Rochestown Avenue close to all the amenities of Dun Laoghaire, Deansgrange, Blackrock, Killiney and Dalkey. Killiney shopping centre is within walking distance and Cabinteely village and Cornelscourt are also just a short distance from the property.

The property is also within easy reach of the Luas at Cherrywood, the M50 and the N11 providing easy access to primary routes and the City Centre. Dublin bus services the immediate area and there is the added benefit of a bus stop at the entrance to the development.

Viewing highly recommended.

### Accommodation

#### **Kitchen: 5.11m x 1.93m (16'7" x 6'3")**

Tiled floor, fitted kitchen presses and appliances.

#### **Hall: 4.75m x 2.09m (15'5" x 6'8")**

Alarm panel, video intercom, timber floor and storage.

#### **Living Room: 5.52m x 4.43m (18'1" x 14'5")**

Timber floor, feature electric fireplace and access to balcony.

#### **Bedroom 1 (main): 3.56m x 4.07m (11'6" x 13'3")**

Built in wardrobe, fitted carpets and access to balcony.

#### **Bedroom 2: 3.67m x 3.73m (12'0" x 11'0")**

Built in wardrobes, fitted carpets and access to balcony.

#### **En-suite: 1.66m x 1.48m (5'4" x 4'8")**

Fully tiled, Shower, wc & whb.

#### **Bathroom: 2.03m x 1.70m (6'6" x 5'5")**

Fully tiled, wc, whb, heated towel rail, bath with shower over and shower screen.

#### **Balcony**

Large decked balcony.





## Property Features

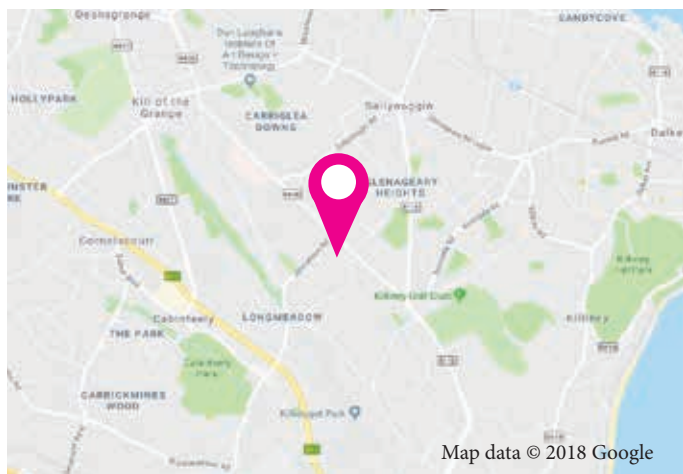
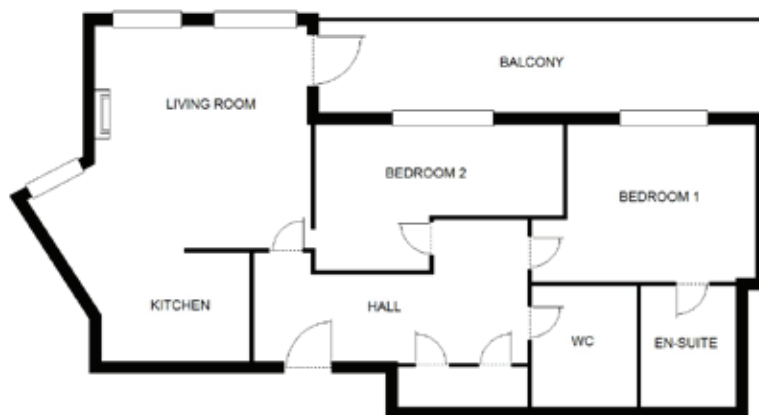
- Spacious accommodation c.78sqm
- Secure underground parking
- Close proximity to Dun Laoghaire, Blackrock & Deansgrange
- Easy access to M50 & Luas Stop at Cherrywood
- Large balcony enjoying access from the living area and both bedrooms.
- Double Glazed throughout
- Managed Complex - Annual Service Charge circa €1,560.71 per annum



## Floor Plan

Not to scale.

For illustration purposes only



### Directions

Travelling from Baker's Corner continue along Rochestown Avenue, just after the junction at Johnstown Road turn right into Granitefield Manor, the Gallan is the second block on the left hand side.

### Management Company

Core Estate Management

### Service Charge

€1,560.71 per annum

### Viewing

By appointment only

**Lansdowne**  
Partnership  
ESTATE AGENTS

PSRA Licence No 002608

### Ballsbridge Office

69 Mespil Road,  
Ballsbridge,  
Dublin 4

### Blackrock Office

12 Rockhill,  
Main Street,  
Blackrock,  
Co. Dublin

### Gemma Farrelly BA

Branch Manager, Blackrock Office  
PSRA Licence No. 002608-005194  
e: [gemma@lansdownepartnership.ie](mailto:gemma@lansdownepartnership.ie)  
m: + 353 (0) 87 9883824  
t: + 353 (0)1 66 01 922

These particulars do not form part of any contract, and are for guidance purposes only. Maps and plans are not drawn to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Ordnance Survey Ireland Licence No Au 0033819. © Ordnance Survey Ireland/ Government of Ireland



myhome.ie

