

BER B2



DUBLIN 14 | 153 The Beech, Trimbleston, Goatstown

Lisney

A superb second floor three bed apartment presented in excellent decorative order set in this prestigious development built by award winning developers Sorohan Homes. This development, Trimbleston, is maintained to a very high standard and is surrounded by beautiful landscaped grounds with mature trees offering peaceful and private accommodation, yet with the convenience of a host of local amenities and transport links.

The property is comprised of a spacious, well-proportioned three bed apartment situated in a quiet corner setting at the end of the block on the second floor. Internally, the property has been exceptionally well-maintained and enjoys a particularly large living room, with separate kitchen. There are two double bedrooms, master en suite, third bedroom/study and a principle bathroom. The property has a very bright, open outlook benefiting from a large, southerly-facing balcony accessed from the living room. There is ample parking with two allocated car spaces ideally located close to the lift in a secure underground car park, as well as visitor spaces in the communal areas.

Trimbleston enjoys a highly convenient location adjacent to every possible amenity, including, numerous schools, colleges, UCD Belfield, churches, shops, shopping centres, leisure facilities, sports clubs and restaurants. Transport links are well catered for with easy access to the N11, M50, Luas and bus services to the city centre. This property is located close to the city centre, Goatstown, Stillorgan and Dundrum Village with Dundrum Town centre just minutes away.

Features

- Bright three bed apartment on second floor in prestigious development
- Superb condition throughout
- Large, southerly facing balcony with views of Dublin Mountains
- Private secure location
- Double glazed windows
- Wired for alarm & intercom
- Gas fired heating
- Lovely landscaped gardens
- Two designated car spaces in gated underground car-park
- Ample visitor spaces
- Lift accessing all floors
- Close to transport links bus and Luas
- Management fee approx. €2,638 per annum
- Total floor area approx. 100 sqm (1,076 sqft)





Accommodation

ENTRANCE HALL: 1.20m x 4.03m (3'11" x 13'3") & 1.19m x 5.56m (3'11" x 18'3") attractive hard wood oak door, digital security alarm system, audio visual intercom, door to shelved hot press.

LIVING ROOM: 4.37m x 7.33m (14'4" x 24'1") attractive polished stone fireplace with electric fire inset, door to balcony.

KITCHEN/DINING ROOM: 3.18m x 4.24m (10'5" x 13'11") kitchen with an extensive range of floor and eye level fitted press units, polished granite work surfaces, four ring Neff gas hob with stainless steel extractor fan over and oven underneath, integrated fridge/freezer, integrated washer/dryer, integrated slim line dishwasher, pull up larder. Picture window overlooking communal grounds.

BATHROOM: 1.89m x 2.09m (6'2" x 6'10") with contemporary bathroom suite comprising of w.c., w.h.b., walk-in shower with telephone shower attachment over, part tiled walls, tiled floor, vanity mirror.

MASTER BEDROOM: 3.20m x 4.30m (10'6" x 14'1") with a range of built-in wardrobes with feature integrated television, window to side and door to

EN SUITE: 1.06m x 1.72m (3'6" x 5'8") with w.c., w.h.b., corner shower unit with power shower, part tiled walls and tiled floor.

BEDROOM 2: 2.70m x 5.17m (8'10" x 17') with built-in wardrobes.

BEDROOM 3: 4.30m x 2.28m (14'1" x 7'6") with built-in shelving.

OUTSIDE

BALCONY: Chrome and glass barrier, pleasant outlook over the communal gardens with southerly aspect and views of the Dublin Mountains.

Lisney

BER INFORMATION

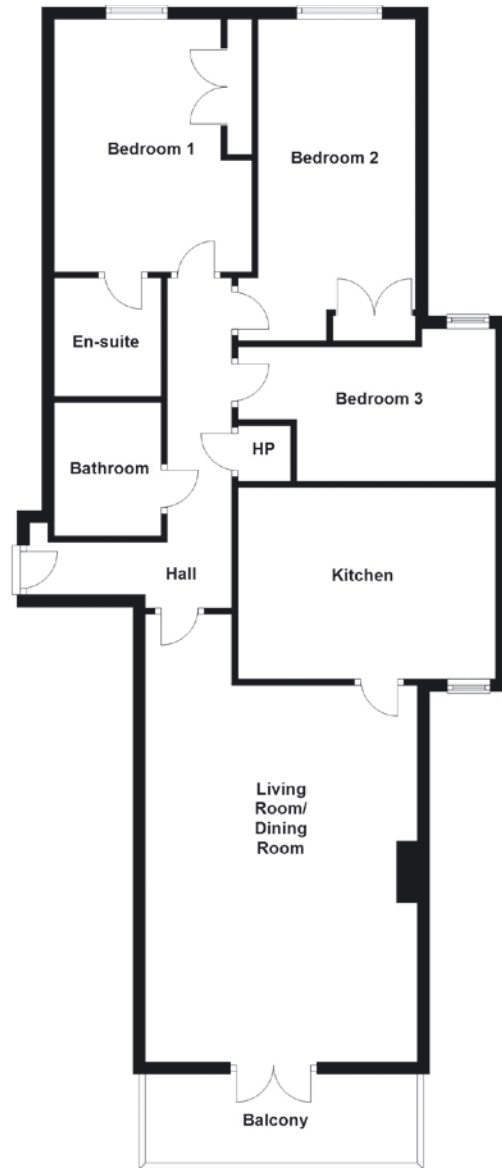
BER: B2.
BER No: 110586377.
EPI: 124.42 kWh/m²/yr.

EIRCODE

D14 EK12.

FLOOR PLANS

NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY



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