

DK

DAPHNE KAYE
& ASSOCIATES



Apt. 97 St. Gabriels,
Johnstown Road, Cabinteely,
Dublin 18

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A most appealing 2nd floor, 3 bedroom apartment, flooded with natural light, ideally situated in a prime corner position, 97 St. Gabriels enjoys an enviable south west dual aspect and delightful views.

Tastefully appointed and presented in excellent condition throughout, the apartment offers spacious and well balanced accommodation of c. 102 sq m (1,100 sq ft). the generous south west facing balcony overlooks the attractive parkland setting.

This prime and well established location is adjacent to Cabinteely Village with its many amenities and within easy access of the N11, M50, primary bus routes and a short drive to the LUAS.

SPECIAL FEATURES

- Bright interiors with a south westerly aspect
- Gas fired central heating – new boiler and flue
- Intruder alarm
- Double glazing throughout
- Superb decorative order
- Lift
- 2nd floor 3 bedroom apartment of c. 1,100 sq ft overlooking parkland
- South west facing balcony
- Designated car parking space
- Stylishly appointed



ACCOMMODATION

Entrance Hall:

with Hot Press/Cloaks Cupboard - lagged cylinder fitted with dual immersion.

Drawingroom/Diningroom: 7.8m x 4.3m (25'10" x 14'0")

with dual aspect and feature bay window to Dining area. Attractive timber fireplace with marble inset, marble hearth and fitted with a gas coal affect fire. Door to South West facing Balcony (13'6" x 5'0") with delightful views of the parkland.

Kitchen: 3.12m x 2.44m (10'3" x 8'0")

with excellent range of modern fitted units incorporating work top areas with tiling surround, stainless steel double sink unit, built-in oven, ceramic hob, stainless steel extractor, integrated fridge/freezer and integrated dishwasher. Washing machine/dryer. Ceramic tiled floor. Window.

Master Bedroom 1: 3.54m x 3.35m (11'7" x 11'0")

with superb range of wall to wall fitted wardrobes.

Shower room En Suite: 2.13m x 1.83m (7'0" x 6'0")

White suite incorporating tiled power shower, pedestal w.h.b. with tiled surround, large wall mirror, shaver/light unit and w.c. Ceramic tiled floor.

Bedroom 2: 3.20m x 2.62m (10'6" x 8'7")

with superb fitted wardrobes.

Bedroom 3: 3.73m max measurement x 2.36m (12'3" x 7'9")

with quality built- in wardrobes.

Bathroom: 1.98m x 1.89m (6'6" x 6'2")

Attractive white suite incorporating bath fitted with power shower with tiled surround, large wall mirror, pedestal w.h.b., shaver/light unit, wall mirror and w.c. Ceramic tiled floor.



OUTSIDE

The internal and external Common Areas are exceptionally well maintained and appointed to a very high standard. There is high security at the main door with intercom. Lift to all floors. Designated car parking and ample parking for visitors. The grounds comprise of lawn, mature evergreen trees and are also well maintained.

SERVICE CHARGE

€1,998.55 p a.

MANAGING AGENTS

Michelle Williams of K P M tel. 844 2400

BER DETAILS

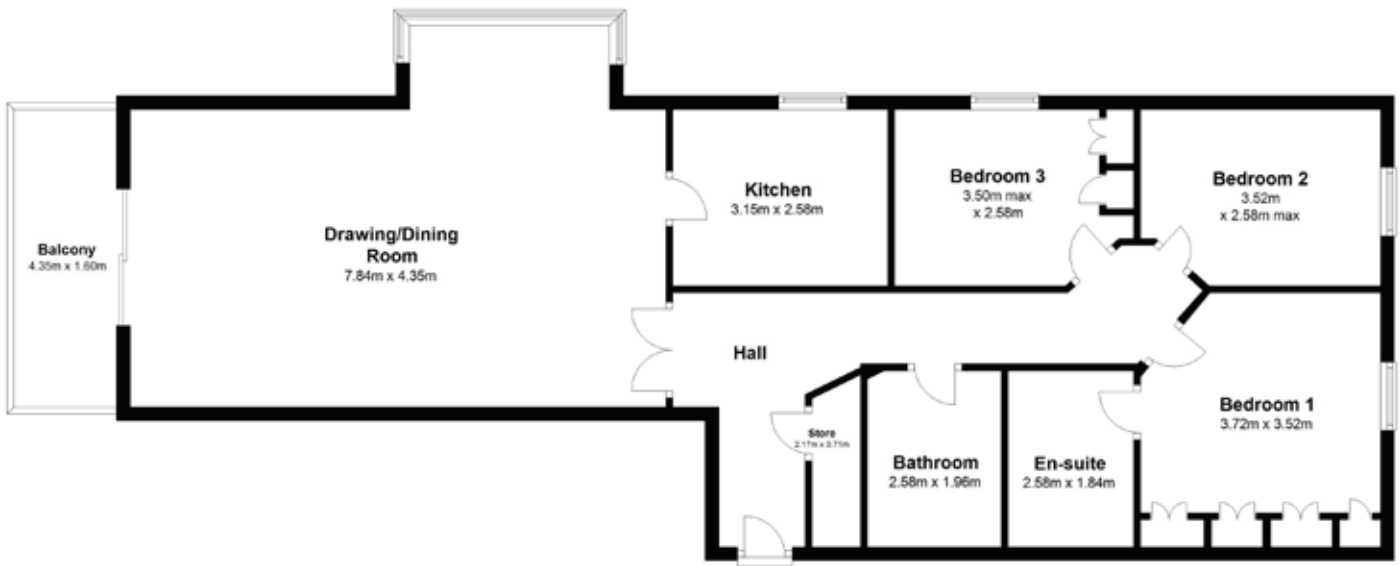
BER C2

BER Number: 100500917

Energy Performance Indicator: 184.33 kWh/m²/yr

FLOOR PLANS

Floor Plan



Ground Floor



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