



For Sale *By Private Treaty*

Apartment 6 Block A Geraldstown Woods Santry, Dublin 11

2 Bedroom | 2 Bathroom | Apartment | 75sq.m

Guide Price: €215,000



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Description

RAY COOKE AUCTIONEERS are delighted to present this fantastic two-bedroom, 1st floor apartment to the market in the ever popular & sought-after location of Geraldstown Woods in Santry, Dublin 9. The location is second to none as you are situated beside every conceivable amenity, including a supermarket, shops, bars, restaurants, Northwood Fitness Centre, a 5 Star Crowne Plaza Hotel, while also having easy access to DCU, M1, M50, Dublin Airport, Omni Park Shopping Centre, Beaumont Hospital and Dublin city centre can be reached in 15 minutes via the Port Tunnel. There is also a wide choice of sporting and recreational facilities nearby. Bright and spacious internal living accommodation of c. 75 sqm comprises of entrance hallway, separate fully fitted kitchen, large living/dining area, 2 double bedrooms, master with ensuite and closet wardrobe, and a main fully tiled bathroom with bath and shower. No. 6 comes to the market in excellent condition throughout and boasts gas fired central heating, dual aspect living, storage closet and communal parking. This superb apartment is sure to interest buyers seeking a superbly located property. An opportunity not to be missed; call Ray Cooke Auctioneers today for further information or to arrange viewing!!

Features

- 75 sqm
- 2 bed 2 bath
- 1st floor apartment
- BER B3
- Management fees: C. €1650 per year
- Parking spaces with permit
- Two double bedrooms
- Fully fitted kitchen
- Double glazed windows throughout
- Excellent primary & secondary schools on doorstep
- Fantastic location
- Walking distance to Santry Demense, Gulliver's Retail Park, Omni S.C, IKEA & DCU
- Easy access to M50 intersection, Dublin Airport, Beaumont Hospital and City Centre
- Early viewing highly advised



Accommodation

Entrance Hall

2.21 m x 3.48m)

Entrance Hallway leading to bedrooms/
bathroom/kitchen

Kitchen/Dining

(7.68 m x 8.52)

fully fitted kitchen with floor and eye level units.

Living area

(4.43 m x 4.66)

Large Living area with dual aspect living and
timber flooring.

Bedroom 1 Master(4.12m x 4.02m)

Large double room with built in wardrobes.

Ensuite (1.73m x 1.05m)

Fully tiled ensuite with Whb,Wc, shower

Bedroom 2

(3.01m x .2.96m)

Double room with timber flooring.

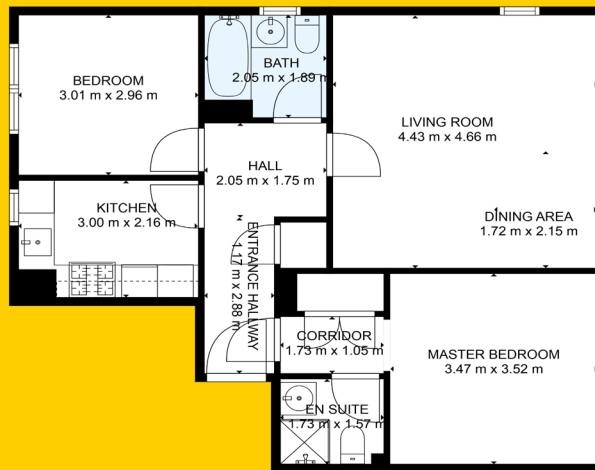
Bathroom

(1.81m x 2.15m)

Fully fitted with w.c, whb, bath and fully tiled.



Floor Plans



GROSS INTERNAL AREA
FLOOR 1: 69 m²
TOTAL: 69 m²
MEASUREMENTS ARE CALCULATED BY CLIMACON TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Negotiator

John Sullivan

01 699 5050 or 086 046 9458

Email: john.sullivan@aycooke.ie



Viewing

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

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