

**296 Mother Teresa House, Loreto Abbey,
Rathfarnham, Dublin 14, D14 V992**



Probably the finest first floor 2 bedroomed apartment with designated underground car parking space, to come to the market in Loreto Abbey in recent years. This exceptionally spacious c.75 sq.m. (c.805 sq.ft.) two double bedroomed apartment with wrap around balcony which overlooks a water feature, is presented in impeccable decorative condition throughout with brand new carpets fitted, and newly repainted throughout.

Featuring a spacious reception hall, cloaks/storage closet, utility room, two large double bedrooms with built in wardrobes (main bedroom with en suite bathroom), shower room, and a kitchen with large range of fitted cabinets and appliances. Hardwood double glazed windows and gas fired radiator central heating are installed.

Enjoying a tranquil setting in the grounds of the Loreto Convent and within a short stroll of Rathfarnham Village, Loreto Abbey is also within easy distance of Nutgrove Shopping Centre and Dundrum Town Centre. Marlay Park and St Enda's Park are just minutes away, as is access to the M50.

This very fine apartment is ready for immediate occupation.



ACCOMMODATION:

Hall:

With ceramic floor tiles. Recessed ceiling lights. Cloaks / Store.

Utility:

Plumbed for washing machine. Shelving. Tiled floor.

Kitchen:

With range of fitted kitchen units incorporating integrated fridge freezer, oven hob & hood, and dishwasher. Recessed ceiling lights.

Living / Dining:

L shaped room with wraparound Balcony off. Overlooking water feature.

Bedroom 1:

With built in wardrobes.

En Suite:

With bath, w/c & washbasin. Walls part tiled. Ceramic floor tiles.

Bedroom 2:

With built in wardrobes.

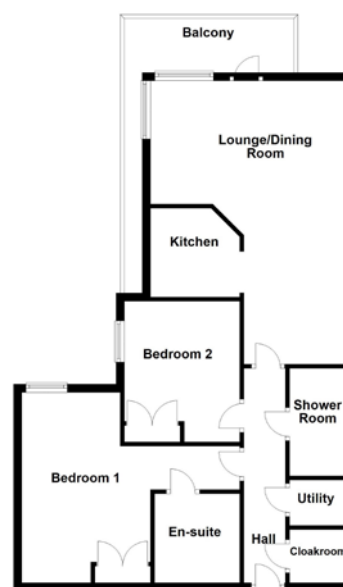
Shower Room:

With walk in shower, w/c & washbasin. Ceramic floor tiles.



Some Features:

- First floor corner apartment
- New carpets fitted
- Newly re-painted throughout
- Large wraparound balcony overlooking water feature
- Gas fired radiator central heating
- Hardwood double glazed windows
- Designated underground car parking space
- Lift to all floors
- Security intercom
- Visitor car parking
- Current annual service charge c.€2,127 p.a.



Floor plans for identification only - Not to Scale



Gross Internal Area:

c.805 sq.ft. (c.75 sq.m.)

B.E.R: B3



No.113448864 EPI: 139.36 kWh/m²/yr



T: (01) 298 3500
E: property@omahony.ie

2 Willowfield Park, Goatstown, Dublin 14
www.propertyteam.ie www.omahony.ie

Negotiators

Martin O'Mahony FIPAV. PSRA licence no.001493
Jennifer O'Mahony BSc(Hons), MIPAV. PSRA licence no.001507

O'Mahony Auctioneers for themselves and for the seller of this property whose agents they are give notice that the introduction and the particulars are intended to give a fair and substantially correct overall description for the guidance of any intending purchaser and do not constitute part of any offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers ought to seek their own professional advice. All descriptions, dimension areas, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. Please note we have not tested any apparatus, fixtures, fittings, or services relating to this property. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs & floorplan/s are provided for guidance only. All interested parties should satisfy themselves by independent verification and undertake their own due diligence as to the accuracy of the measurements and overall area as stated and the accuracy of any fixtures and fittings as described and the information above.