

## 2.4 Beaumont House 60 Terenure Road East, Rathgar, Dublin 6



O'Mahony



This second floor Crampton built two bedroomed apartment of c. 74 sq.m. (c.795 sq.ft) is presented in excellent decorative condition throughout, and is situated to the front of the development with a sunny South facing balcony which overlooks the front garden area.

Accommodation throughout is exceptionally spacious, with two double bedrooms, a separate kitchen, and a large sitting room with a working open fireplace. Access to this private development is through electronic security entrance gates, and private resident parking is available both to the front and rear of the development. A lift serves each floor.

Beaumont House is situated on leafy Terenure Road East nestled between the Villages of Rathgar and Terenure, both are a pleasant stroll away. Within walking distance of the apartment there are a number of leading grocery shops such as Aldi, Supervalu, Tesco and Lidl, as well as artisan coffee shops and grocery shops such as Lotts & Co.

A bus service runs from outside the entrance gates to the development to the City Centre.

We highly recommend a personal viewing to fully appreciate all that this very fine apartment has to offer.



## ACCOMMODATION:

### Hall: 21' 3" x 5' 1"

Large entrance Hall with solid oak wood floor. Video security intercom. Cloaks / storage closet with overhead storage presses.

### Utility / Hot Press:

With sliding doors. Plumbed for washing machine. Shelving with overhead stacked dryer.

### Kitchen: 13' 5" x 6' 3"

With range of built in kitchen cabinets incorporating extractor hood & wine rack. Plumbed for dishwasher. Walls part tiled. Wood floor. Fridge freezer, cooker & dishwasher included in sale. Solid oak wood floor.

### Living / Dining: 19' 0" x 12' 8"

Large open plan room with working open fireplace. Shelving. PVC double glazed sliding door to balcony. Solid oak wood floor.

### Bedroom 1: 11' 11" x 9' 8"

Double bedroom (window overlooking back of development) with range of built in wardrobes with sliding doors. Solid oak wood floor.

### Bedroom 2: 13' 5" (max.) x 10' 3" (max.)

Double bedroom (window overlooking back of development) with built in wardrobe & overhead presses. Solid oak wood floor.

### Bathroom: 7' 1" x 5' 5"

With bath, Mira instant electric shower, w/c & washbasin. Wall mounted vanity unit. Ceramic wall & floor tiles.





### Some Features:

- Remodelled second floor apartment situated to front of the development
- South facing Balcony
- Solid oak wood flooring.
- PVC dual opening double glazed windows
- Gas fired radiator central heating
- Separate kitchen
- Video security intercom
- Two double bedrooms with built in wardrobes
- Working open fireplace to sitting room
- Utility area
- Lift serving each floor
- External clothes drying store
- Access to attic for storage
- External bicycle shed and private fuel store for each apartment.
- Gated private residents parking to front & rear
- Electronic security entrance gates
- Short stroll to Rathgar & Terenure Villages
- Window blinds as fitted included in sale
- Current service charge €2,058 p.a.

### Gross Internal Area:

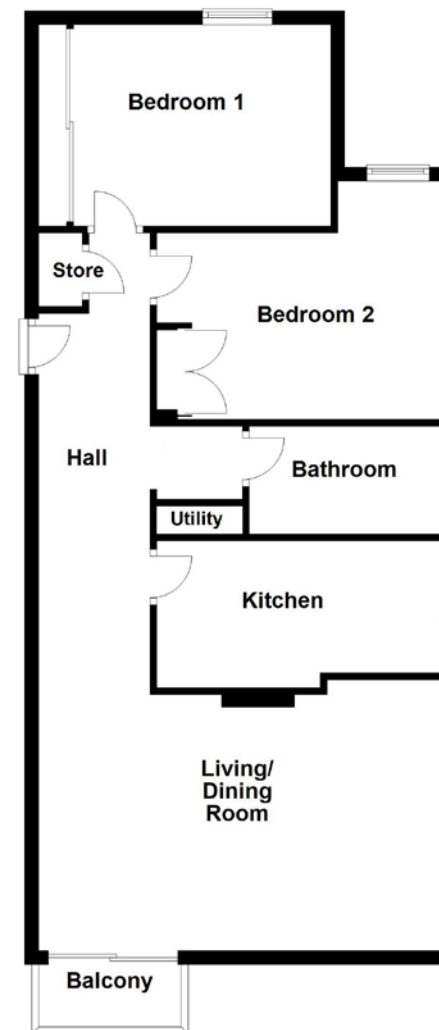
c.795 sq.ft. (c.74 sq.m.)

### B.E.R.:

C3

No.114497977.

EPI: 217.97 kWh/m2/yr



Floorplan for identification only - Not to Scale

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#### Negotiators:

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