

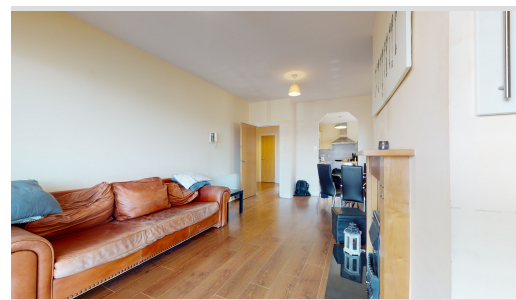
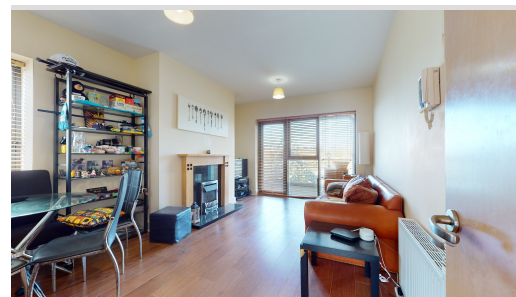
RE/MAX Properties
81 Aughrim St
Stoneybatter
Dublin
D07 X050

t: 01 902 0777

email: hello@remaxproperties.ie

Apt 86 West Courtyard, Tullyvale, Dublin 18

Starting Bid: €295,000.00



For sale by RE/MAX Properties via the [iamsold](https://www.iamsold.ie) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](https://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are pleased to bring Apt. 86 West Courtyard, Tullyvale, Dublin 18 to the market.

Situated in a quiet corner of the modern residential development of Tullyvale, this bright and spacious 1st floor 2 bed / 2 bath apartment consists of a large entrance hallway, a living room, kitchen, 2 double bedrooms (one ensuite), and bathroom.

There is an abundance of natural light in the generously sized living room due to the ideal west/south west orientation and floor to ceiling windows. There is also a good-sized balcony just off the living room which enjoys plenty of afternoon and evening sunlight.

The kitchen features a fully tiled floor and tile splashback, combination of integrated and freestanding appliances. Ample storage is provided with an abundance of fitted kitchen cabinets.

The primary double bedroom is fitted with built in wardrobes, and the ensuite bathroom which comes with a tiled floor. Bedroom Two is another fine size double bedroom with a built-in wardrobe. This room could suit a variety of uses and could be a great work-from-home space or guest room.

Virtual Tour: <https://my.matterport.com/show/?m=wGhd3sEmNWK>

The main bathroom is part tiled and has a bath with shower over.

Gas-fired Central Heating throughout.

Wired for high speed fibre broadband.

Intercom & fob access throughout the development.

1x secure carparking space in basement. (Visitor carparking at ground level)

Management Company Fee: 1,380 per annum

TOTAL FLOOR AREA 69.50m² (748.14 sq ft)

BER: C1 / BER No: 116371113

LOCATION

There is no shortage of amenities in the immediate area, including the Park Academy Creche and Tullyvale Leisure Centre with swimming pool, both in the Tullyvale Development.

St. Columcille's Hospital, Tully Park, Kilbogget Park, and several primary and secondary schools, are all in close proximity. There are fantastic transport links with the Cherrywood Green Line LUAS stop only a 5 min walk away, and the M50 (Junction 16) and N11 both within 1km of the property. Bus services on the N11 include the 145,155, and Aircoach. Just a 5min walk from the property is a major new retail-led town centre development in Cherrywood, while currently under construction, when completed this will offer a variety of retail, leisure and entertainment options, as well as additional school and park facilities too.

TO VIEW OR MAKE A BID Contract RE/MAX Properties or iamsold, www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the

authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. IAM Sold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

LIVING ROOM
3.62m x 5.63

KITCHEN
2.95m x 2.58

BEDROOM 1
4.55m x 2.77

BEDROOM 2
3.92m x 2.72

BATHROOM
1.95m x 2.16

ENSUITE
2.74m x 1.51

+ UTILITY ROOM
+ HOT PRESS