

Smith & Butler Estates
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Dublin
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Apt. 8 The Turnpike, Santry Cross

Starting Bid: €200,000.00



For sale by Smith & Butler Estates 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.

Features:

- Underground gated parking
- Fully fitted kitchen
- South facing balcony
- Integrated appliances
- Fitted wardrobes
- Double glazed windows
- Open living space
- Communal gardens
- Excellent transport links
- Balcony

We are pleased to present to the market this well maintained 2 bed, 2 bath ground floor

apartment just off the Ballymun road. This well-appointed property features a bright and airy living space, a fully fitted kitchen with integrated appliances and two generously sized bedrooms with fitted wardrobes. A private south facing balcony provides an ideal space for relaxation.

The property is situated just off Ballymun road and close to a number of local amenities, shops and schools, it benefits from easy access to the M50 and is well served by numerous bus routes. Charlestown Shopping Centre, Gillivers retail park, Omni shopping centre and Ikea are all nearby, Dublin airport is 10 minutes by car.

Accommodation

Foyer 2.65 × 2.78m Laminate wood flooring and access to a convenient storage space

Kitchen

4.63 × 2.50m with tiled splash-back, laminate flooring, free standing appliances including washing machine, dishwasher and cooker.

Living Room

4.63 × 3.02m A bright room with laminate wood flooring, open living space, access to balcony via sliding door.

Primary Bedroom

3.46 × 4.89m With laminate wood flooring, built in wardrobes, ensuite and balcony access via sliding door fitted with blinds.

Ensuite

1.73 × 1.64m

Bedroom

4.27 × 2.61m with laminate wood flooring, fitted blinds and curtains with rail.

Bathroom (main)

1.73 × 2.18m Floor to ceiling tiling, wall-mounted mirror, wash hand basin, and W.C..

Balcony

8.18 × 1.12m south facing with timber decking.

Total area 68m² / 732ft²

BER: C3

TO VIEW OR MAKE A BID Contact Smith & Butler Estates or [iamsold](http://iamsold.com), 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.

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