

For Sale By Private Treaty



## 8 Capella Court

Langton Cross, Newbridge,  
Co. Kiladre

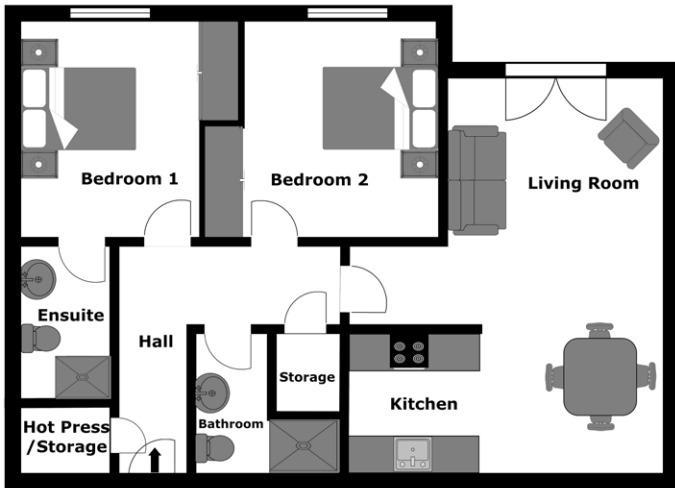
BER D2

2 Bedroom Ground Floor Apartment  
c.66sq.m. / 710sq.ft.



**FINNEGAN**  
Menton





## Location:

Capella Court is set off the Moorefield Road providing immediate access to both the Town Centre and the M7/N7 Motorway at junction 12.

The Town Centre is within a few minutes walk and provides a huge range of excellent amenities including Whitewater, Dunnes Stores, Tesco and The Keadeen Hotel.

Newbridge is a vibrant town located within a commutable distance to Dublin yet within walking distance to the great open spaces that the Curragh has on offer. A variety of sporting clubs are on offer including Horse racing, GAA, soccer and rugby.



## Description:

Finnegan Menton is delighted to present Apartment 8 Capella Court which is a wonderful south facing 2 bedroom apartment extending to c.66sq.m. / 710sq.ft. on the ground floor with two double bedrooms, bathroom and ensuite, open plan living/dining area and a galley style kitchen.

Capella Court is an attractive development consisting of only 63 two bedroom apartments laid out over three buildings.

Capella Court is a modern private gated development which offers secure surface and underground parking within the landscaped grounds. The quality of construction is evident throughout the development through the use of low maintenance materials, concrete construction, partial brick facades, and high quality internal specification levels.

Viewing highly recommended.

Floor Area: c.66sq.m. / 710sq.ft.

## Entrance Hall

c.3.35m x 1.19m & c.2.18m x 1.09m

Telephone point, oak laminate timber floor, 'L' shaped entrance hall with hotpress and separate cloakroom, Grassun immersion timer.

## Living Room

c.5.78m x 3.25m

Open plan living and dining area with large French doors opening onto a sunny balcony, oak laminate timber floor throughout, tv point, 2 x dimplex storage heaters, painted in Farrow & Ball.



## Kitchen

c.2.06m x 2.04m

Galley style kitchen with cream fitted kitchen units including all appliances: stainless steel Luxor oven, hob & extractor fan, Finlux dishwasher and Finlux fridge freezer, wall and floor tiling, telephone point, smoke detector.



## Bathroom

c.2.14m x 2.07m

Spacious family bathroom with white sanitary ware comprising double shower unit with pumped shower, wash hand basin and wc, splash back tiling, extractor fan, Dimplex fan heater, wall and floor tiling, light fittings and chrome bathroom fittings.

## Bedroom 1 (Master)

c.3.32m x 2.76m

Double bedroom, fitted double wardrobes, carpeted, tv point, telephone point, timber blind, high quality duck egg blue curtains.



## Ensuite

c.2.29m x 1.36m

Generous sized ensuite comprising white bathroom suite with double pumped shower, whb & wc, light fitting & chrome bathroom fittings, splash back wall and floor tiling, light fitting, extractor fan and Dimplex heater.



## Bedroom 2

c.3.31m x 2.70m

Double bedroom, cream fitted wardrobes, carpeted, telephone point, tv point, timber blinds, curtain and chrome curtain pole

## Hotpress

Finlux washing machine included, three timber shelves, excellent storage.

## Storage

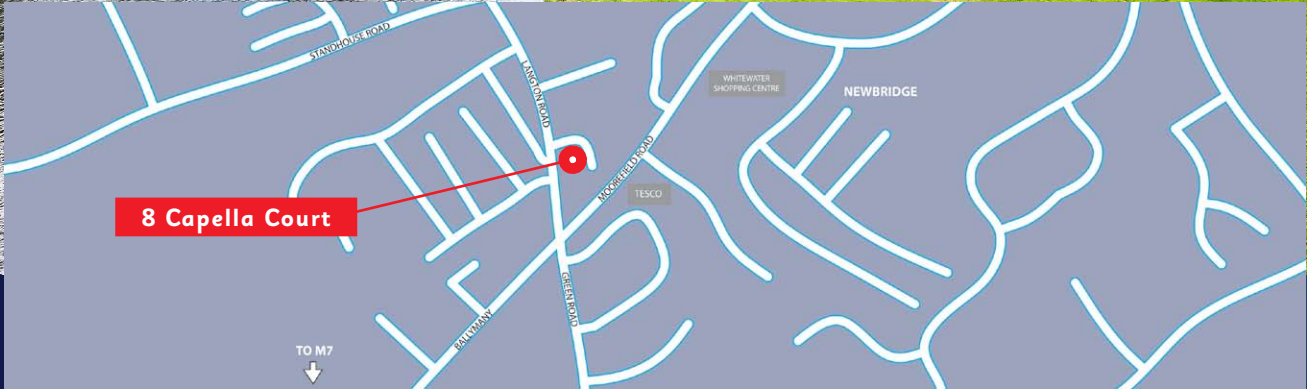
Watertank and pressurised water pump.

## Outside

South facing balcony.







## Features:

- South facing apartment.
- 2 double bedrooms and 2 bathrooms.
- Small private gated development close to town centre.
- Lifts serving all floors with a maximum of only 3 units per core floor.
- Fitted high quality cream kitchen and all appliances included.
- Extensive tiled areas including kitchen, bathroom and ensuite flooring.
- Tiled splash-back in kitchen, bathroom and ensuite wall tiling.
- Quality fitted cream wardrobes in both bedrooms.
- White sanitary ware in bathroom and ensuite.
- Pumped showers providing good water pressure.
- Dimplex electric storage heating system.
- Wired for TV, internet and alarm.
- Double glazed timber windows.
- Attractive tiled lobbies in all cores.
- Lower maintenance exterior construction.
- Secure electric entrance gates.
- Allocated car parking space included underground.
- Intercom system to gate and apartment black door.
- Concrete floors throughout.
- Close to Newbridge town centre & Whitewater.
- Sale to include all kitchen appliances, curtains, carpets & light fittings.
- Ideal starter home or excellent investment.

## Directions:

Private electronic entrance gates to Capella Court are just off Langton Road at McLoughlin Service Station at Ballymany. Past the Keadeen Hotel.

### Heating:

Electric storage heating.

### Car Parking:

1 designated space underground.

### BER:

B.E.R.: D2

B.E.R. Number: 101384568

### Price:

On Application.

### Property Management:

Management Company: Capella Court Management Company Ltd.

Management Agent: Falconale Properties Ltd.

Management Fee: €1,010 per annum approx.

### Viewing:

By appointment only with sole agents Finnegan Menton

Contact Glenn Burrell on 01 614 7900



17 Merrion Row, Dublin 2, Ireland | T + 353 (0) 1 614 7900 | WWW.FINNEGANMENTON.IE | Licence Number 001954