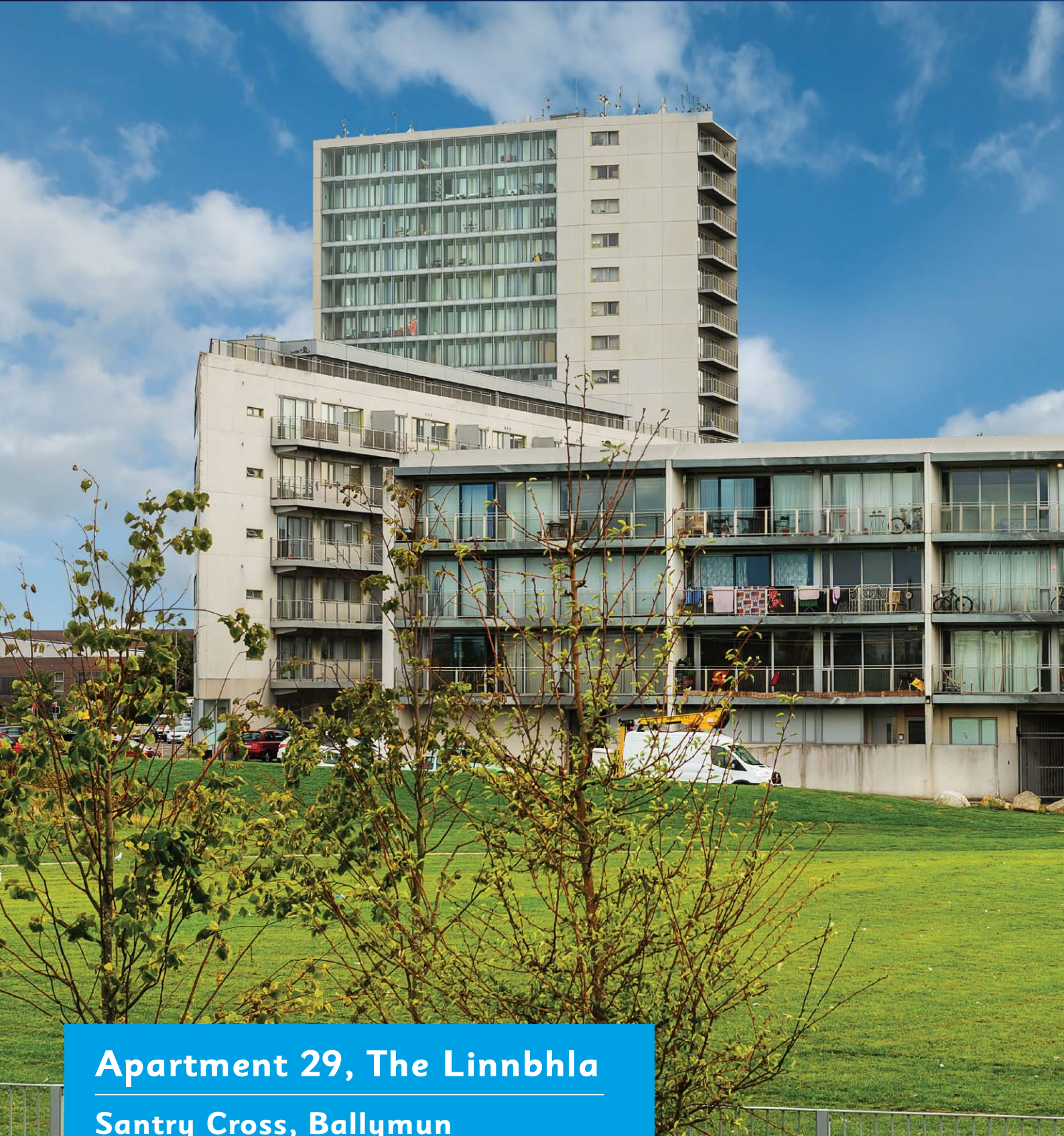


For Sale By Private Treaty



## Apartment 29, The Linnbhla

Santry Cross, Ballymun  
Dublin 11



3 Bedroom Penthouse Apartment  
c.95sq.m. / 1,022sq.ft.

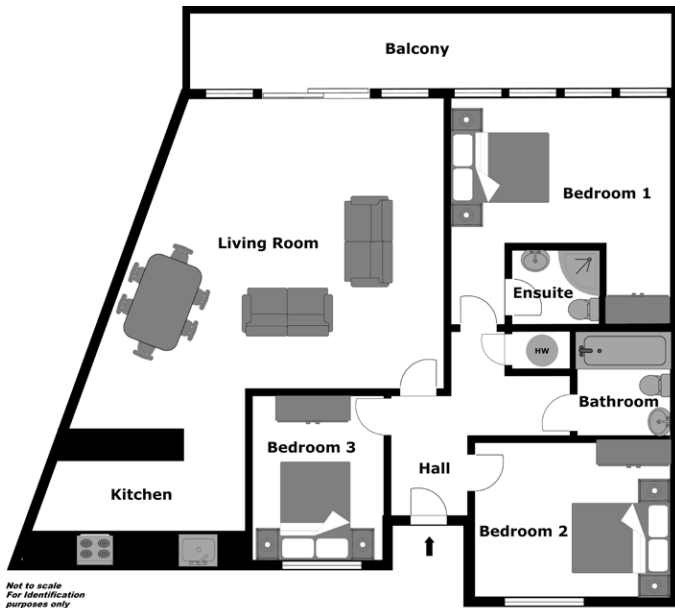


**FINNEGAN**  
Menton

## Location:

Santry Cross is a well located apartment development on a main artery into Dublin City and being very close to the M50 and Dublin Airport.

Just off the Ballymun Road junction at the Metro Hotel, only 2 minutes walk to Ballymun Main Street and 10 minutes walk to Dublin City University.



## Description:

Finnegan Menton presents this immaculate 3 bedroom penthouse apartment extending to c.1,022sq.ft. / 95sq.m. on the third floor overlooking Balcurris Park facing towards Ikea and also very close to DCU.

This apartment was built in 2004 and has just been completely redecorated in 2016 to a very high quality and included all the furniture and fittings in the sale. Early viewing is highly recommended.

Floor Area: c.95sq.m. / 1,022sq.ft.

## Entrance Hall

c.2.41m x 1.59m

Pine laminate timber floor, coat hanger, intercom.

## Living Room

c.6.47m x 5.27m

Pine laminate timber floor, fully length windows and sliding door make this room very bright and inviting with a large open plan layout, tv point, light fittings included, sofas and furniture included.



## Kitchen

c.3.30m x 3.30m

Luxury fitted hand painted kitchen units with timber countertops and island unit feature with excellent storage and all electrical appliances are included in the sale: new Beko cooker, Beko hob, Indesit washer/dryer, new Powerpoint dishwasher, new Hoover fridge/freezer. Splash back wall tiling & complete floor tiling.



## Bathroom

c.2.17m x 1.70m

White bathroom suite comprising wc, whb, bath, fully tiled floor and walls, mirror, bathroom heater and extractor fan, shaving light.



## Bedroom 1

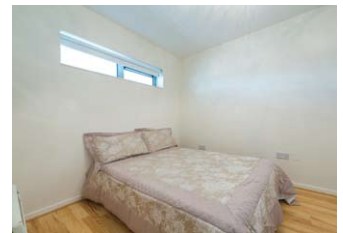
c.4.08m x 2.64m

Double bedroom, new carpet, fitted wardrobe, bed included.

## Ensuite

c.1.70m x 1.68m

White bathroom suite comprising wc, whb, shower with glass door, pumped shower by Paini, mirror and shaving light, fully tiled walls and floor, vanity cabinet, bathroom heater and extractor fan, new light fitting, new blinds.



## Bedroom 2

c.3.50m x 2.81m

Double bedroom, new carpet, fitted wardrobe, new light fitting, new blinds, bed included.

## Bedroom 3

c.2.51m x 3.43m

Double bedroom, fitted wardrobes, pine timber floor, new blind, new light fitting, bed included.

## Hotpress

One shelf, storage space for hoover, Greenbrook Thermostat control and immersion switch.

## Features:

- Fully furnished penthouse apartment.
- Three double bedrooms and two bathrooms.
- Full length balcony with excellent view.
- New light fittings, carpets and blinds.
- Large balcony 9.4m long x 1.47m wide.
- New electrical appliances.
- Apartment completely repainted.
- Underground car space included.
- Overlooks Balcurris Park.
- Close to Airport, Ikea, M50 and DCU.
- 5 minute walk to Santry Park and Silloge Park Golf Club.
- Sofas, furniture and beds all included.



### Heating:

Electric central heating.

### BER:

B.E.R.: D1 256.92kWh/m2/yr  
B.E.R. Number: 108834342

### Price:

On Application.

### Property Management:

Management Company: Santry Cross Management Company Ltd  
Management Agent: J&S Property Management  
Management Fee: €2,733 per annum

### Parking:

Space 229 in underground car park.

### Viewing:

Strictly by appointment with sole agents Finnegan Menton. Contact Glenn Burrell on 01 614 7900 or [gburrell@finneganmenton.ie](mailto:gburrell@finneganmenton.ie)



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