


# 124 South Gate Apartments

Cork Street, Dublin 8

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# 124 South Gate Apartments, Cork Street, Dublin 8

## Features

- Own door, one bed maisonette
- Ideally positioned in a gated courtyard
- Private designated underground secure car parking
- Well-presented bright accommodation with feature high ceilings
- Private, south facing courtyard
- Highly convenient location, only a 20-minute walk from St Stephen's Green
- Floor Area (approx. 59sqm./ 635sq.ft.)
- Electric heating

A most appealing own door, one bedroom maisonette attractively positioned in a private gated courtyard in this highly convenient modern development benefiting from a south facing private deck and designated underground car parking.

No. 124 is an instantly appealing own door, one bedroom property enjoying generous well-proportioned accommodation (approx. 59sqm./ 635sq.ft.) with feature high ceilings, briefly comprising: living room, kitchen/dining room, bedroom, bathroom and store.

Southgate enjoys a highly convenient location within a 20-minute walk of St Stephen's Green and all that the city centre has to offer. There are many amenities close at hand, including St Patrick's Cathedral, Teeling Distillery, a host of local cafes and restaurants and wine bars.

## Accommodation

**Entrance Hall** with doors to

**Sitting Room** 3.65m x 5.05m (12' x 16'7") with door to

**Kitchen/Dining Room** 2.7m x 4.4m (8'10" x 14'5") is fitted with a range of presses, cupboards, drawer, worktop, one bowl stainless steel sink drainer unit, tiled splashback, four ring electric hob, extractor over, oven under, plumbed for washer/dryer, separate dishwasher, space for free standing fridge/freezer and door through to

**Rear Lobby Area** with door to a very good storeroom, door to hot press, door back into the bedroom, door out to the private rear courtyard and door to

**Bathroom** with bath with Triton 80 electric shower over and pedestal wash hand basin, w.c.

**Bedroom** 3.2m x 4.8m (10'6" x 15'9") with built in wardrobes

**Rear Courtyard** 3.3m x 4.6m (10'10" x 15'1") An attractive selling feature of the property is the private south facing rear courtyard, with raised flower beds with shrubs and bushes.

## Management Company

Southgate Owner Management Company Ltd.

Annual Service Charge: Approx €1,400 per annum.

## BER Information

BER: C
BER No.: 101046456
EPI: 122 kWh/m2/yr

## Eircode

D08 Y6WF







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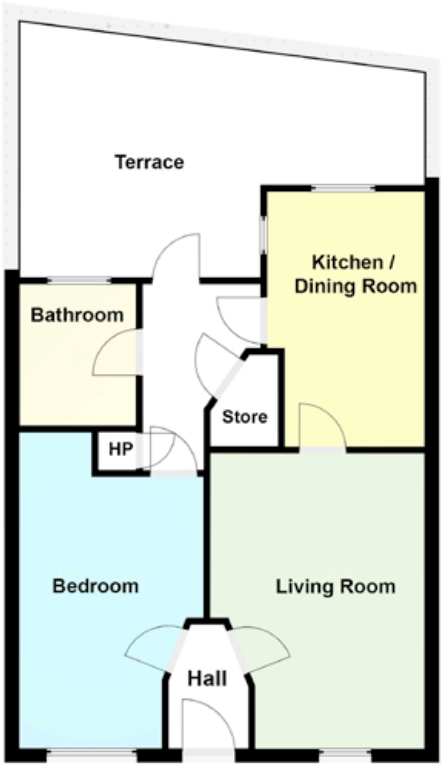
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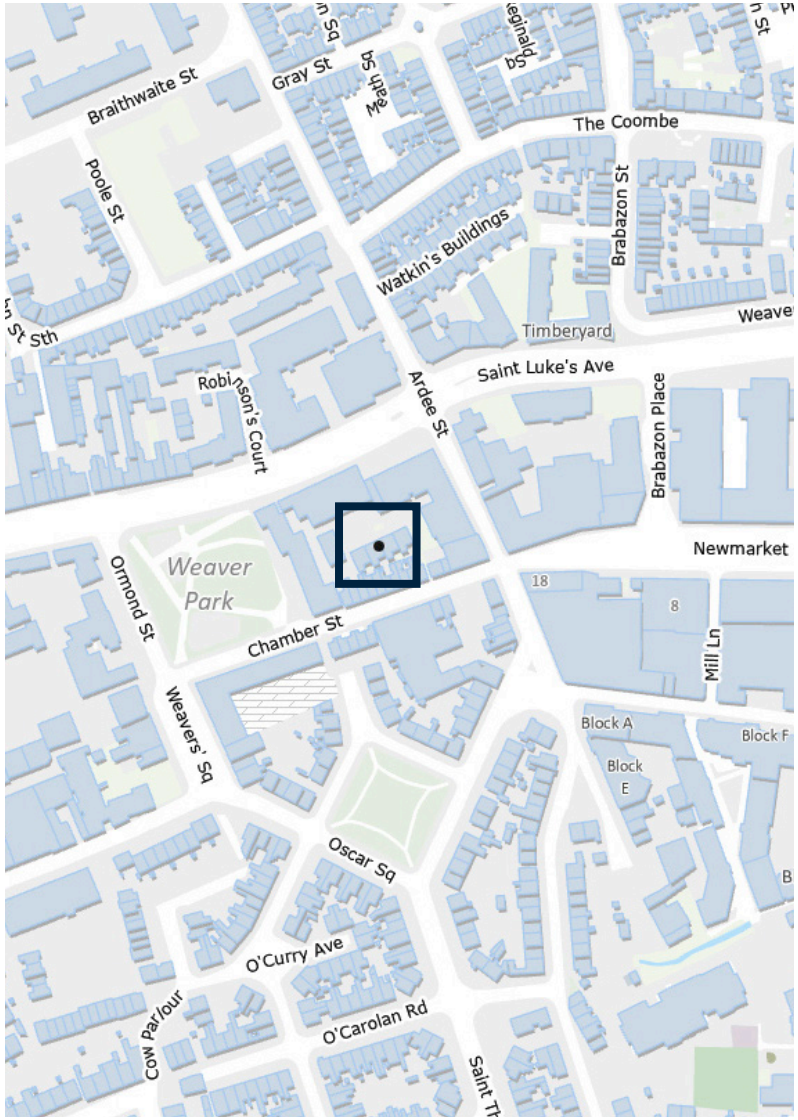
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## FLOOR PLANS Not to scale - for identification purpose only.





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