

For Sale

113 Bracken Hill
Blackglen Road
Sandyford
Dublin 18



PropertyTeam.ie

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Well presented ground floor apartment with the Dublin Mountains as its backdrop. The property has been well maintained by the present owners and has been fitted with Junkers solid oak flooring. The accommodation comprises entrance hall with store room, large L shaped living room/kitchen with modern fitted units, patio door to rear patio garden. Two bedrooms and main bathroom tiled. The sale includes a designated car parking space along with communal guest parking. The grounds to the development are surrounded by mature trees, rambling lawns, flower beds and are well maintained on a regular basis. Viewing of this property is by appointment only.

Entrance hall	12'0" x 6'0"	With storage press. Junker solid oak flooring.
Living room/Kitchen	25'10" x 12'6"	With fitted units, Junker solid oak flooring. Patio to rear patio garden.
Bedroom 1	12'0" x 10'8"	With modern built in wardrobes, Junker solid oak flooring.
Bedroom 2	10'9" x 10'5"	With modern built in wardrobes, Junker solid oak flooring.
Bathroom	6.9" x 5'6"	With bath, w.c. and w.h.b.





SOME FEATURES

- Sunny aspect to patio garden
- Gas central heating
- Double glazed PVC windows
- Excellent condition
- Designated car parking space
- Junker solid oak flooring

Floor Area: c.700 sq.ft. (c.65 sq.m.)

Negotiators: Paul McCartney MIPAV, MCEI.

Viewing: By prior appointment with our office

Asking Price: €200,000 Open to offers.



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