

we'll take you home

vincent
FINNEGAN

For Sale by Private Treaty
€450,000

22 Carmanhall Court, Sandyford, Dublin 18

Extremely substantial and bright triple aspect two bedroom first floor apartment providing approx. 120sq.m. (c. 1,291sq.ft.) of living accommodation. The property is very well presented throughout with numerous features including gas fired central heating, 2 balconies, 2 designated underground car parking spaces, communal landscaped gardens and is situated within a secure gated development.

Accommodation briefly comprises; entrance hallway, living/dining room, kitchen, two double bedrooms, walk-in closet, en suite and bathroom.

Carmanhall Court is situated only a short stroll from the Sandyford LUAS green line stop, a number of bus routes and the M50, all providing an easy commute to Dublin City Centre, surrounding suburbs and all major routes. The Beacon South Quarter is only minutes away providing a host of local amenities including Dunnes Stores and Ben Dunne Gym. Dundrum Town Centre and Stillorgan Village are only a short commute away by car or the LUAS.



TELEPHONE: 01 298 4695

www.finnegan.ie

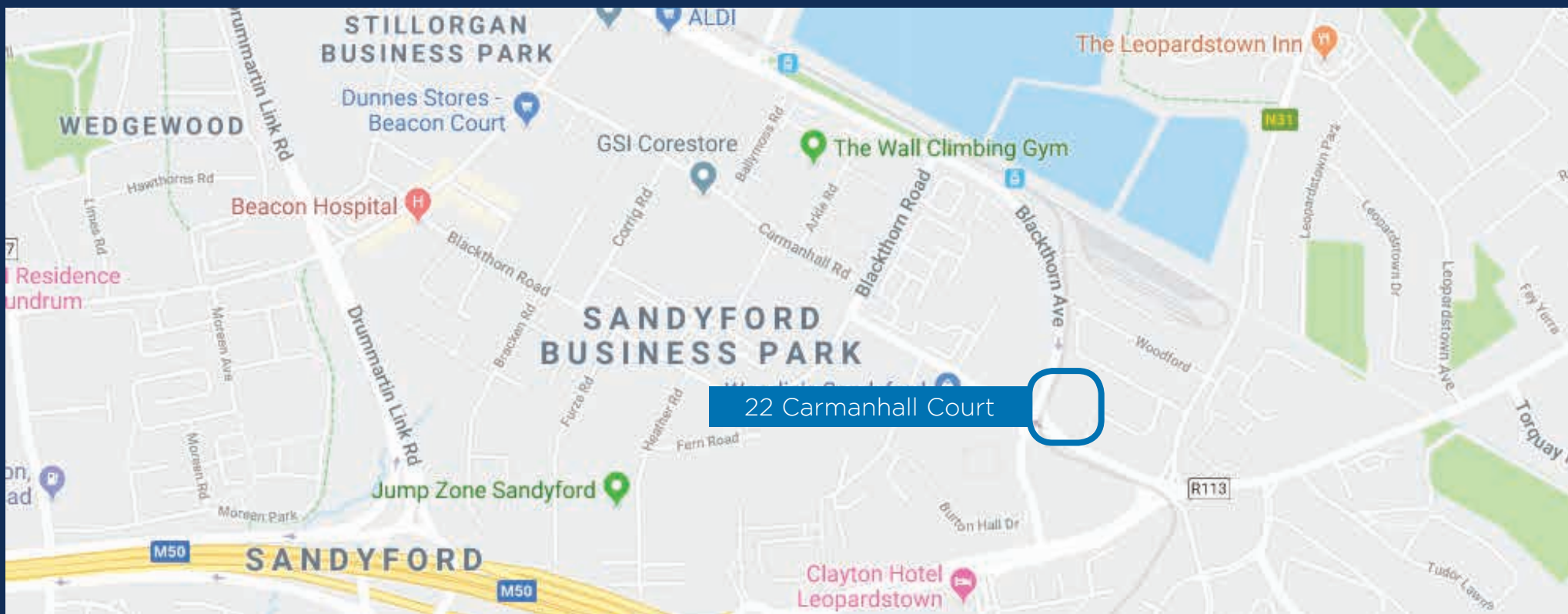
FEATURES

- G & T CRAMPTON BUILT DEVELOPMENT • GAS FIRED CENTRAL HEATING
- TRIPLE ASPECT • DOUBLE GLAZED WINDOWS • 2 DESIGNATED UNDERGROUND PARKING SPACES
- 2 BALCONIES • GATED DEVELOPMENT • LUAS AND BUS ROUTES ON THE DOORSTEP
- LOCAL AMENITIES A SHORT STROLL AWAY • DUNDRUM TOWN CENTRE NEARBY

DETAILS OF ACCOMMODATION

ENTRANCE HALLWAY:	L-shaped, intercom, spotlights, hot press, carpet.	WALK-IN CLOSET:	(c. 2.36m x 1.30m) Carpet.
LIVING/DINING ROOM:	(c. 8.52m x 5.12m max.) Fireplace with electric fire and stone surround, digital tv point, recessed lighting, double doors to balcony, drapes, carpet.	BATHROOM:	(c. 2.58m x 2.30m) Bath and shower screen with tiled walls, pedestal whb, wc, wall mirror, shaving point, extractor fan, tiled floor.
KITCHEN:	(c. 3.67m x 2.89m) Comprehensive range of floor and wall units, granite worktops, tiled floor and splash back, integrated fridge/freezer, integrated dishwasher, washer/dryer, oven, hob, stainless steel extractor hood, venetian blinds, spotlighting.	MANAGEMENT COMPANY:	Petra Property Management
		MANAGEMENT FEE:	Approx. €2,196 p.a.
		NEGOTIATOR:	Gary Marshall m: 086 794 6546 e: gary@finnegan.ie
		Asking Price	€450,000
BEDROOM 1:	(c. 5.14m x 5.02m max) Double fitted wardrobes, door to balcony, digital tv point, spotlighting, carpet.		
EN SUITE:	(c. 2.32m x 1.75m) Shower cubicle with tiled walls, pedestal whb, wc, wall mirror, shaving point, extractor fan, tiled floor.		
BEDROOM 2:	(c. 5.14m x 4.20m) Fitted wardrobes, tv point, drapes, door to balcony, spotlighting, carpet.		





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5 Lower Main Street,
Dundrum,
Dublin 14.

8 Anglesea Buildings,
Upper Georges Street,
Dun Laoghaire, Co Dublin.

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