



FOR SALE BY PRIVATE TREATY

**302 The Park, Clon Brugh,
Aiken's Village, Sandyford, Dublin 18**

A very large 2 bedroomed apartment laid out over two levels with amazing views over South Doblin and Three Rock Mountain. Built circa 10 years ago to an exacting standard, this property remains fresh and revelant to accommodate todays modern lifestyle.

Accommodation comprises, hallway with a large store, living room, dining area, kitchen, two spacious bedrooms and a family bathroom. There is gas fired central heating, balcony, double glazed windows and communal parking.

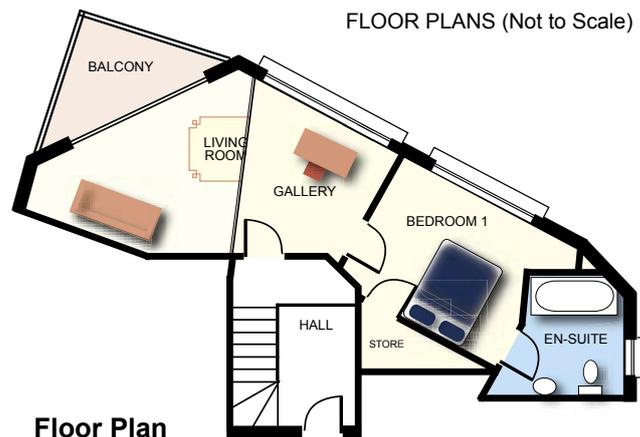
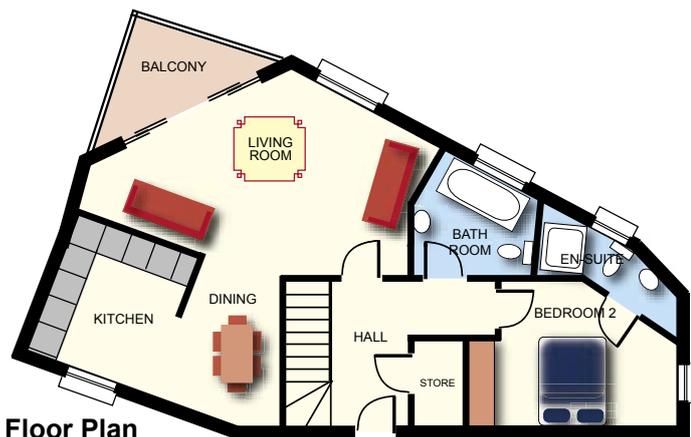
The Park is located in Clon Brugh, in the very desirable Aiken's Village development and enjoys the benefit of close proximity to M50 access junction, No. 47 Dublin Bus service and a LUAS service at near by Glencairn Luas stop.

It is presented for sale in fantastic condition and viewing is a must.



Entrance Level Accommodation:

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|-----------------------|--------------------------------------|--|
| Entrance Hall: | 2.98m x 2.50m | A bright hall with a timber floor and varnished open thread stairs. |
| Living Room: | 7.10m_(Max) x 4.35m | A bright room with a timber floor and sliding double doors to the balcony with amazing views of Three Rock Mountain. |
| Dining: | 3.10m x 3.23m_(Max) | Just off the kitchen with a timber floor. |



Entrance Level Accommodation Continued:

- Kitchen:** 3.16m x 2.45m Modern kitchen with integrated appliances, timber work top and a tiled floor.
- Bedroom 2:** 4.28m x 2.94m A double bedroom with a built in wardrobe and an en-suite.
- Bathroom:** 2.40m x 2.20m Walls and floor are fully tiled, a bath/shower, w.h.b. & w.c.
- Storage:** 1.38m x 0.95m

Upper Level Accommodation:

- Bedroom 1:** 3.80m x 3.60m Double bedroom with with amazing views and an en-suite.
- Gallery/Office:** 3.00m x 2.93m(Max) Overlooking the living room and surrounding countryside

Storage:

Floor Area: Approx. 107 m² (1,151 ft²)

Balcony Area: Approx. 3.92 m² (42 ft²)

Outside:

Large balcony and a designated parking space.





Estate Agents

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VIEWING:

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