

86 Grianan Fidh

Aikens Village, Stepside, Dublin 18



Spacious 2 bed Top floor apartment – triple aspect





86 Grianan Fidh, Stepside, Dublin 18 c. 845 sq ft

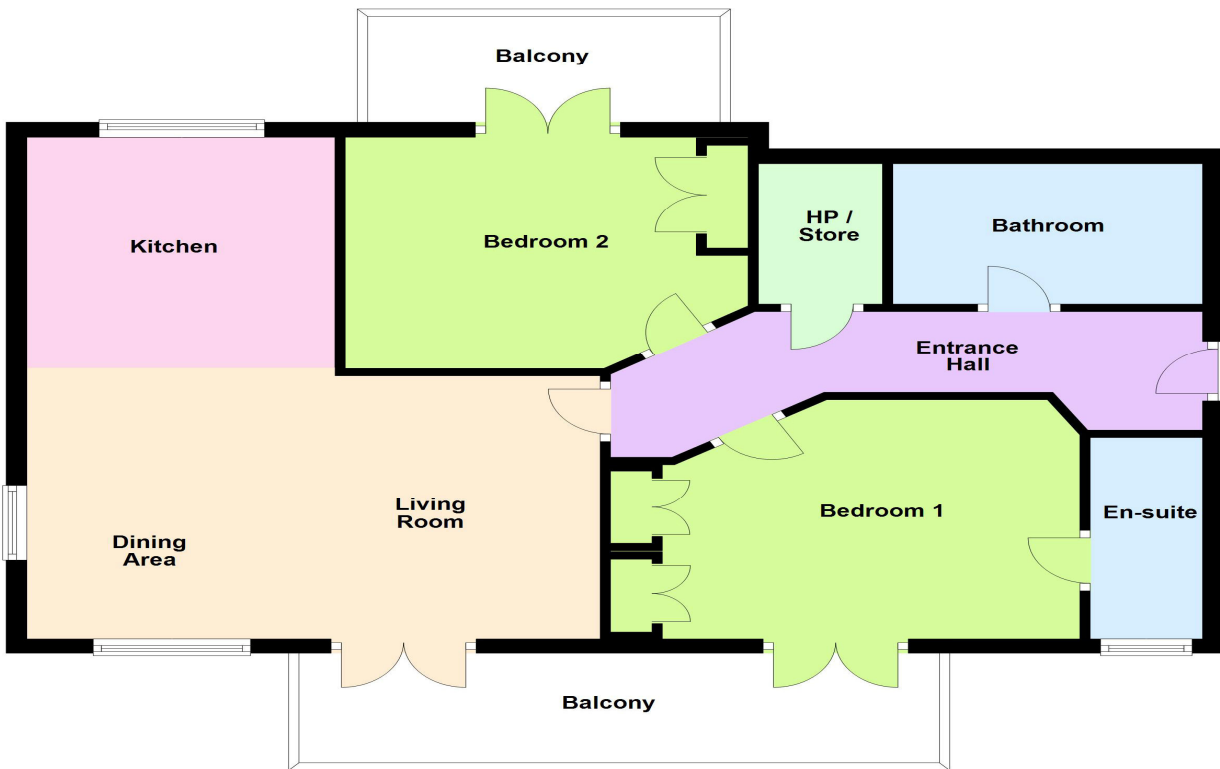
Description

Damien Baxter would like to welcome you to 86 Grianan Fidh in Aikens Village. This stylish top floor apartment is bathed in light with fantastic views of Three Rock mountain. The large South West facing balcony allows for a sun filled interior. This stunning apartment is the ultimate in convenience and boasts many fine features including excellent views over parkland and Three Rock Mountain. Programmable thermostatically controlled gas heating, pull down ladder for attic access to name a few.

Accommodation briefly comprises entrance hall, fully fitted modern kitchen with integrated appliances, flowing living /dining area, two spacious bedrooms with built in wardrobes and master room with shower ensuite and a tiled bathroom.

Aikens Village is a modern residential development situated off the Enniskerry Road, and is in striking distance of Sandyford, Stepside, Carrickmines, Leopardstown and Dundrum and the M50. 86 Grianan Fidh is an easy walk to the LUAS Green Line via Sandyford Hall and is exceptionally convenient. Sandyford is host to numerous large employers, including Microsoft, Vodafone and many more and provides shopping facilities at Beacon South Quarter. Dundrum Town Centre is also just a short drive away, and the city centre is easily accessible by LUAS.

Floor Plan



Accommodation:

Hallway	5.73m x 1.0m	A Welcoming hallway with camera intercom, alarm panel, laminated timber flooring and pull down ladder for attic access.
Kitchen		A bright and modern fitted kitchen with high quality integrated appliances. Subway tiled splash back is enhanced by the brush comb electrical sockets all of which is complimented by the high gloss tiled floor.
Living/Dining room	6.63m x 5.5m	A sun drenched flowing living and dining area with laminated timber flooring, and double door to the decked South West facing balcony (c.5.20 x 1.66m) where a glass of red can be enjoyed on summer evenings.
Bedroom 1	4.03m x 3.41m	A bright and spacious bedroom with built in wardrobes, tiled ensuite and double door to the South west facing balcony.
Ensuite		Beautifully tiled power shower ensuite.
Bedroom 2	3.98m x 3.03m	Currently used as a home office but has the facility of turning your work place into a guest bedroom with an integrated bed and built in wardrobes.
Bathroom	1.93m x 3.63m	Spacious family bathroom with tiled walls and floor.





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