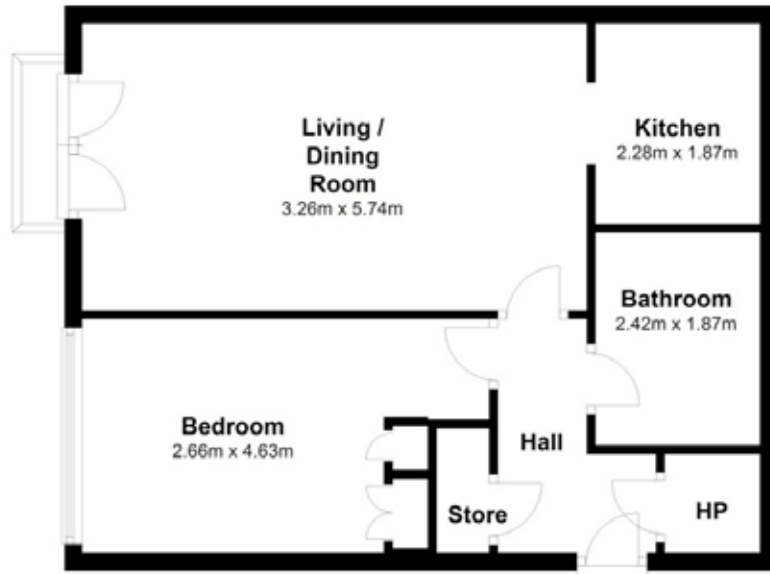


PLANS



FOR SALE BY PRIVATE TREATY

51 KINGSTON HALL
HAROLD'S GRANGE ROAD
SANDYFORD
DUBLIN 18 D18 H6X3



01 660 0333



41 Donnybrook Road
Donnybrook
Dublin 4
01 660 0333

PSRA: 001562

These particulars do not constitute an offer or contract and whilst every effort has been made in preparing these particulars the details must not be relied upon as fact. Dimensions are for guideline purposes only. Viewing strictly by appointment.

SALES LETTINGS VALUATIONS

T: 01 660 0333 E: info@eoneill.ie W: www.eoneill.ie
41 Donnybrook Road, Donnybrook, Dublin 4



FEATURES

- **Excellent 1 bedroom apartment located on the top (2nd) floor.**
- **Well maintained communal hallways and corridors.**
- **Overall accommodation extending to 48 sq m / 515 sq ft.**
- **Hardwood double glazed windows and doors.**
- **High ceilings 2.71m.**
- **TV & internet connections.**
- **Alarm system installed.**
- **Landscaped grounds.**
- **Gas Fired Central Heating.**
- **Service Charge: €1,628 P.A. RF Property Management.**

DESCRIPTION

Situated in an elevated setting on Harold's Grange Road, Kingston Hall is an attractive development of 1, 2 & 3 bedroom apartments capturing views out over the city. No. 51 is an excellent 1 bed apartment in a corner position on the top floor with a fine spacious interior extending to 48 sq m / 515 sq ft. The accommodation is superbly presented throughout and has been owner occupied since new. This is the ideal home for a first time buyer, investor or even those wishing to down-size. Communal and visitor parking is provided along with professionally landscaped grounds for the enjoyment of the residents. The property is within easy access to local shops, Dundrum Town Centre, the LUAS, Marley Park, the M50 and scenic drives and walks in the Dublin mountains.



ACCOMMODATION

Entrance Hall with hardwood floor, intercom, storage cupboard and shelved hotpress.

Bathroom 2.42m x 1.87m bath with overhead shower, whb and wc, tiled walls and floor, extractor fan.

Lounge / diner 5.74m x 3.26m with hardwood floor, feature electric fire and recessed down lighters. Double doors to balcony with views out towards city.

Kitchen 2.28m x 1.87m range of wall and base units incorporating oven, ceramic hob, extractor fan, washer dryer, fridge freezer, wine rack, tiled walls and floor.

Bedroom 4.63m x 2.66m with fitted wardrobes and overhead storage.

Viewing by appointment with Eoin O'Neill Property Advisers.

