





## Two Bedroom Ground Floor Apartment

52 Beechdale Court, Ballycullen, Dublin 24



76.67 sq.m

 (045) 865 568

 [www.jpmdoyle.ie](http://www.jpmdoyle.ie)

## For Sale by Private Treaty

### LOCATION:

Situated on the foothills of the Dublin mountains, the property is within walking distance of schools, shops and numerous local amenities including Lidl Ballycullen, The Hell Fire Club, Ballycragh Park, St. Anne's GAA and The Park Community Centre. Public Transport is plentiful including Dublin bus 15, 15B, 49, 65B, 175 and the M50 is a short distance away, providing easy access to Dublin City Centre and surrounding areas.

**Dundrum:** c. 5.8 miles/9.4 km. **Tallaght:** c. 2.4 miles/4 km. **Dublin City Centre:** c. 7.7 miles/12.5 km.

### DESCRIPTION:

52 Beechdale Court is a contemporary 2 Bedroom ground floor apartment, located in the highly sought after Ballycullen area. Presented in excellent condition throughout, the accommodation comprises of an entrance porch with storage, spacious open plan living/ dining room, fully fitted kitchen, inner hallway with family bathroom, storage presses, two double bedrooms with master en-suite. There is generous parking to the front and the landscaped communal gardens to the rear enjoy a sunny orientation.

### ACCOMMODATION:

#### **Entrance Hall**

Tiled floor, ceiling coving, alarm.

#### **Living Room**

Light filled room with timber flooring, ceiling coving, recessed lighting and television point.

#### **Kitchen**

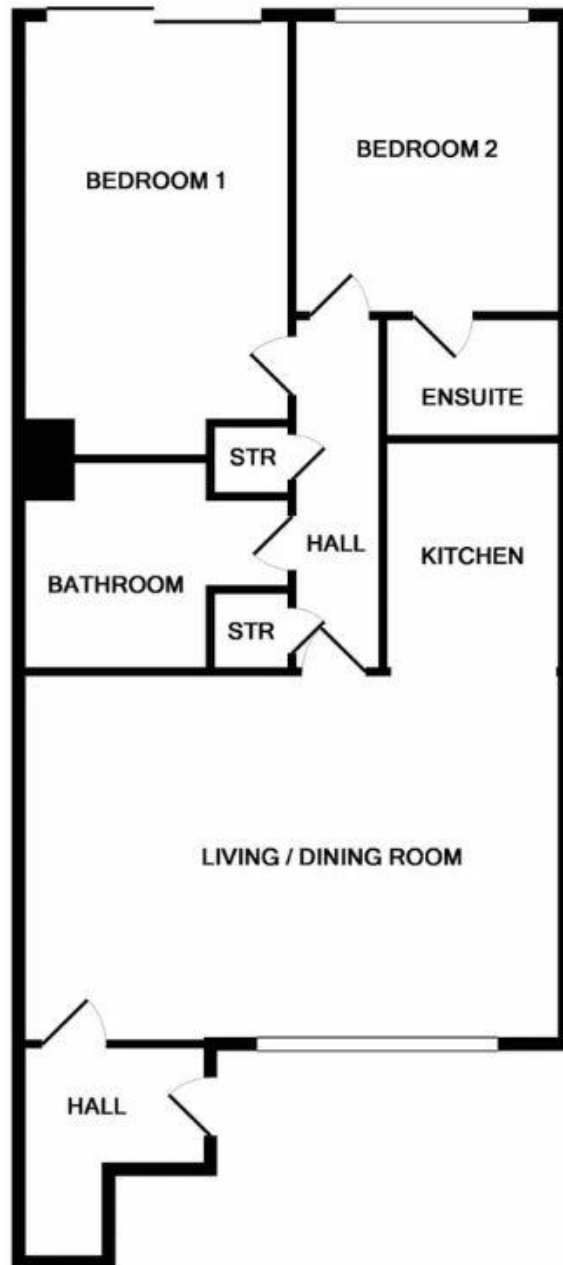
Tiled Floor, recessed lighting, fitted floor and wall units, partially tiled walls, Zanussi four plate hob, Beko oven, Extractor fan, Beko washing machine and Bosch dishwasher.



<b>Hallway</b>	Timber flooring, hot-press and shelved ceiling room.
<b>Bedroom 1</b>	Double room with timber flooring, storage and television point.
<b>Ensuite</b>	Tiled Floor, step in shower, whb, wc, shelving, wall mounted mirror and light.
<b>Bedroom 2</b>	Spacious Double room with timber flooring, Storage, spot lighting, television point and sliding double doors to covered patio area and garden.
<b>Family Bathroom</b>	Tiled Floor, partially tiled walls, bath with Triton T80si Shower, WC, WHB, vanity unit and storage.
<b>Outside</b>	Parking and landscaped planting to the front. Private patio area and communal garden to the rear.







**VIEWING:** BY APPOINTMENT ONLY

**BER:** C1

**PRICE REGION:** €295,000



JP&M  
**DOYLE**

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