



52 Castle Lawns, Kilgobbin Wood, Sandyford, Dublin 18

BER C2





FOR SALE BY PRIVATE TREATY

A stunning second floor two bed roomed apartment situated on the penthouse level in a super position with an open outlook from every window and a suntrap south facing private balcony. Internally this apartment has just got a fresh makeover with a welcoming interior and it has been very well maintained throughout. All this is to be found in a choice cul-de-sac location in this highly regarded development set in an idyllic setting amid extensive landscaped communal grounds and gardens and directly opposite the Gallops LUAS stop.

Stepaside and Sandyford Villages are nearby with their choice of speciality stores, bars and restaurants as is Leopardstown Shopping Centre with Dunnes Stores and there is a choice of schools and churches in the vicinity. Dundrum Town Centre and village with its choice of major retail stores, cinema, theatre, restaurants and bars are also close by. The Sandyford Business Park, Central Park, Carrickmines Retail Park, Beacon Hotel, Beacon Hospital and the Clayton Hotel are easily accessible.

There are excellent public transport facilities available nearby including a regular bus service and the Gallops LUAS stop is directly opposite the front entrance. There is a vast choice of sporting and recreational amenities in the nearby area which include Leopardstown Racecourse, Westwood Club, a selection of pitch and putt courses, driving range, Kilternan Ski slope, rugby clubs and various equestrian facilities. Enniskerry Village and Powerscourt House and Gardens are a short drive away. The new Samuel Beckett Civic and Sports Campus is also nearby which provides full size sports pitches, junior and senior pitches, skate area, playground area, 18 acre park, sports hall with swimming pool, community centre, crèche and library.

FEATURES INCLUDE:

- Bright, well proportioned accommodation c. 65 Sq. M (700 Sq. Ft)
- Absolutely turn key, pristine condition Immaculately and tastefully presented throughout
- Fitted blinds, newly fitted light fittings in kitchen, hall and bathrooms, and all kitchen appliances namely oven with hob, extractor fan, dishwasher, washing machine and fridge/freezer are included in the sale
- Gas Fired Central heating
- Quality, high specification fully fitted kitchen with range of appliances
- PVC Double glazed windows throughout
- Digital Burglar Alarm System
- Designated car parking space with additional visitor parking
- Private balcony with south westerly aspect and open outlook over the communal gardens to Dublin mountains
- Meticulously maintained communal landscaped grounds within the development
- Enviably convenient location close to the Gallops LUAS stop, M50, Carrickmines Retail Park, Dundrum and Sandyford

ACCOMMODATION

- Entrance Hall:** with newly carpeted flooring, ceiling coving, digital burglar alarm panel, door to storage and door to Hot Press
- Living Room/ Dining Room:** 5.05m x 3.87m, with feature sandstone fireplace, newly carpeted flooring, security intercom, ceiling coving, television point, sliding patio doors to large private south facing balcony, opening to
- Kitchen:** 3.57m x 1.75m, with an extensive range of built-in units and worktops, Zanussi built-in oven and four ring hob, stainless steel sink extractor fan, Whirlpool fridge/freezer, Whirlpool washing machine, Whirlpool dishwasher, stainless steel sink unit, mosaic tiled splashbacks, ceramic tiled floor

HALLWAY TO TWO BEDROOMS:

- Master Bedroom:** 4.73m x 3m, with an extensive range of built-in wardrobes with overhead storage and shelf over bed, newly fitted carpet, television point and sliding doors to balcony and door to
- En-Suite Shower Room:** with fully tiled step in shower with glass door, wash hand basin with tiled splashback and fitted light over, wc, ceramic tiled floor and extractor fan
- Bedroom 2:** 4.05m x 2.71m, with built-in wardrobes, newly fitted carpet, picture window overlooking balcony
- Bathroom:** 2.07m x 1.77m with white suite comprising bath with shower over, wash hand basin with strip lighting over, wc, part ceramic tiled walls, ceramic tiled floor and extractor fan

MANAGEMENT AGENTS:

Cuala Property Management
Annual Service Charge: €1062.40 per annum (2020)

BER DETAILS

BER C2
BER Number: 112907431
192.68 kWh/m²/yr

VIEWING:

By prior appointment.





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