

REF PM Property Sales

Clanada House, Drummartin Road, Dublin 14 D14 TK27

Negotiator: Donal Birthistle 087 777 4973

Email: donal@refpm.com

PRSA: 001455-001580

Website: www.refpm.com



Residential Excellence
FOR PROPERTY MANAGEMENT

FOR SALE BY PRIVATE TREATYS

Penthouse Apartment 15 The Forum, Ballymoss Road, Sandyford, Dublin 18, D18 WD32



Residential Excellence are delighted to offer this stunning one-bedroom Penthouse apartment including a dedicated underground car space (space number 19). A spacious property filled with natural light afforded through floor to ceiling wrap around windows and extra high ceilings in the bedroom and main living area (height 2.9 meters high). The property benefits from a wraparound balcony with stunning views over Dublin Bay to Howth and the Dublin mountains.

There are a wealth of amenities on the doorstep which include the Luas Green line within two minute's walk, the M-50 is a short distance away and provides easy access to most national routes as well as Dublin Airport. Also located within walking distance are the Beacon Hospital and The Beacon South Quarter which offers Dunnes Stores, O'Brien's Wines, and other cafes and restaurants like Starbucks and Zamberro.

The apartment accommodation offers very well-proportioned rooms with the entrance hallway leading to a large living/dining room, open plan kitchen, large main bedroom, separate bathroom (including bath) and utility room with a washer dryer.

This property offers an opportunity for trading down, first-time buyers, and investors.

The property is a gem and rarely a penthouse apartment of this stature comes to the market in this location, and it must be seen to be appreciated.

The property is available now. Guide price € 339,500.00

Residential Excellence issues these particulars on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing Particulars, but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense incurred in visiting same should it prove to be unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before visiting and are requested to report their opinion after inspecting. Should the above not be suitable, please let us know your exact requirements. Any reasonable offer will be submitted to the owners for consideration.



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Tenure: Leasehold

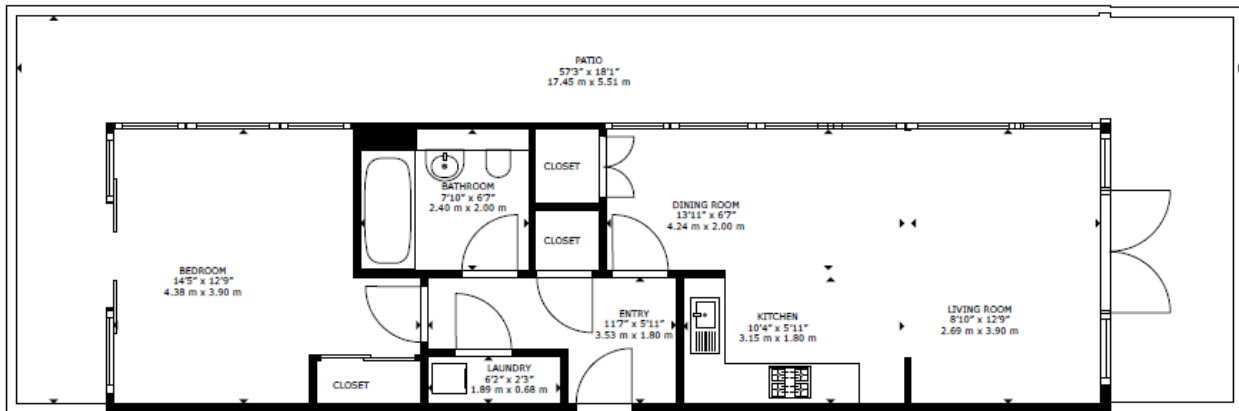
Services: Gas fired Central Heating, Electricity

BER: C3 BER No. 105449052 Energy Performance Indicators: 205.32 (kWh/m²/yr.)

Square footage: 54.33 Square meters or 584.80 Square feet.

Service charge: € 1,841.75 (car space € 110. 00 included)

Viewing: Strictly by appointment with the Auctioneers.



FLOOR PLAN



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