



3 Albert Court, Sandycove, County Dublin, A96 EN29

50 Sq. M

DNG Dun Laoghaire

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Negotiator:

David Dobbs
Associate Director
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For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

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DNG are delighted to launch this superb 2 bedroom first floor apartment boasting an outstanding location in the heart of Sandycove to the market. The apartment, located within a secure gated development, comes with secure designated parking and additional visitor parking in addition to an outside storage unit.

Bright spacious accommodation, presented to a high standard, of approximately 50 sq.m. square meters comprises entrance hall, living/dining room, kitchen, 2 double bedrooms and a bathroom.

Sandycove promenade, Dun Laoaghire Pier and the Forty-Foot are all within a stones throw. Glasthule & Sandycove villages are but moments away providing for your every need, including the DART station and numerous bus routes.

Accommodation

Entrance Hall 3.12m x 3.13m

Living room 4.40m x 3.11m

Kitchen 2.36m x 2.23m

Oven, hob, dishwasher and fridge freezer

Bathroom 1.62m x 2.37m

Bedroom 1 3.66m x 3.47m

Double room with Wardrobe

Bedroom 2 3.11m x 2.24m

Double room with Wardrobe

BER:C2

BER No. 101544997

Energy Performance Indicator:186.52 kWh/m²/yr



Features

- Prime gated development in the heart of Sandycove
- 1 parking space
- 1 additional visitor parking space
- Gas Fired Central Heating
- Double glazed windows
- Designated storage unit
- Superb fully integrated kitchen
- Positioned behind "The Butlers Pantry" on the Sandycove Road
- 4 minute walk to Sandycove/Glasthule DART
- 3 minute walk to Glasthule village
- 5 minutes to Sandycove beach & Forty Foot
- 15 minute walk to Dun Laoghaire Pier
- Management fee approximately €1,800 (as of 2019)
- Management Company: RIC Property Management Ltd.
- Surrounded by excellent schools and colleges

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Asking Price: €360,000

