



2 Cluain Shee, Aikens Village, Sandyford, Dublin 18



For Sale by Private Treaty

An appealing, bright and modern interior is to be found in this spacious three storey three bed roomed mid- terraced home; all tucked away in a choice cul-de-sac location with designated car parking space, visitor parking and a private rear garden.

Aikens Village is superbly located off the Enniskerry Road, close to both Stepside and Sandyford Villages with their selection of retail and service outlets and Leopardstown Shopping Centre with Dunnes Stores. Dundrum Town Centre and village with its choice of major retail stores, cinema, theatre, restaurants and bars is also close by. There is a selection of neighbourhood facilities within walking distance including a fine delicatessen/convenience store, butchers, chemist, newsagents, crèche and nearby Gaelscoil.

There are excellent public transport facilities available nearby including the terminus for the 46B and 47 bus routes from within the adjacent Belarmine development; these routes serve the LUAS, N11, University College Dublin and the City Centre. The LUAS extension, due for completion in 2010, is within walking distance.

There is a vast choice of sporting and recreational amenities in the nearby area which include Total Fitness, Fun Fitness, Leopardstown Racecourse, Westwood Club, a selection of pitch and putt courses, driving range, Kiltarnan Ski slope and various equestrian facilities. Enniskerry Village and Powerscourt House and Gardens are a short drive away.



Features Include:

Bright, spacious accommodation c. 129 Sq. M, (1,388 Sq. Ft)

Walk into condition- immaculately presented, inviting interior

Fitted carpets, curtains, blinds, light fittings and built-in kitchen appliances included in the sale

Gas Fired Central heating

German designer kitchen with integrated appliances

Three large double bedrooms- all with built-in wardrobes

PVC double glazed windows

Digital Burglar Alarm system

Designated surface car parking and ample visitor parking

Easily managed garden with decked area and timber garden shed

Choice cul-de-sac location

Convenient to M50, LUAS, Sandyford Industrial Estate and Dundrum Town Centre



Accommodation

- Reception Hallway: 4.2m x 2.4m overall, with oak flooring, timber radiator cover, digital burglar alarm panel, understairs storage area and door to
- Family Room: 5.1m x 2.7m, with oak flooring, range of floor to ceiling built-in open shelving and patio door to decked area and rear garden
- Kitchen: 4m x 3m, with an extensive range of built-in units and worktops, Siemens oven, and electric hob, Sieg stainless steel extractor fan, Siemens fridge/freezer, Siemens dishwasher and washer/dryer, bay window overlooking front, Baxi wall mounted gas fired boiler, breakfast bar, ceramic tiled floor
- Guest WC: 2m x 1.2m with wash hand basin with ceramic tiled splashback, wc, extractor fan

First Floor:

- Large Living Room: 5.6m x 3.1m with oak flooring, pair of windows overlooking front
- Bedroom 3: 5.3m x 3m, with built-in wardrobe
- Bathroom: 2m x 1.7m with white suite comprising bath with telephone shower over, glass shower screen, wash hand basin, wc, strip lighting, shaver socket, part ceramic tiled walls, ceramic tiled floor

Second Floor:

- Master Bedroom: 5.6m x 3.1m with built-in wardrobes, pair of picture windows with picturesque mountain outlook and door to
- En- Suite Shower Room: 1.9m x 1.6m overall with fully tiled step in shower with Aqualisa shower, wash hand basin, wc, strip lighting and shaver socket, part ceramic tiled walls and ceramic tiled floor
- Bedroom 2: 5.2 x 2.9m with built-in wardrobe

Outside:

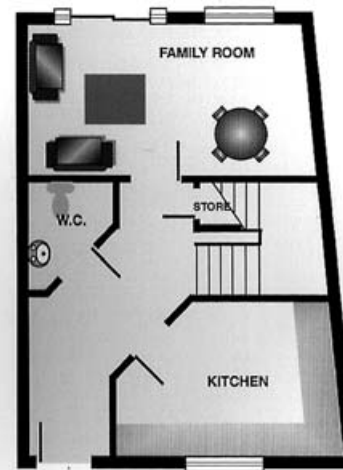
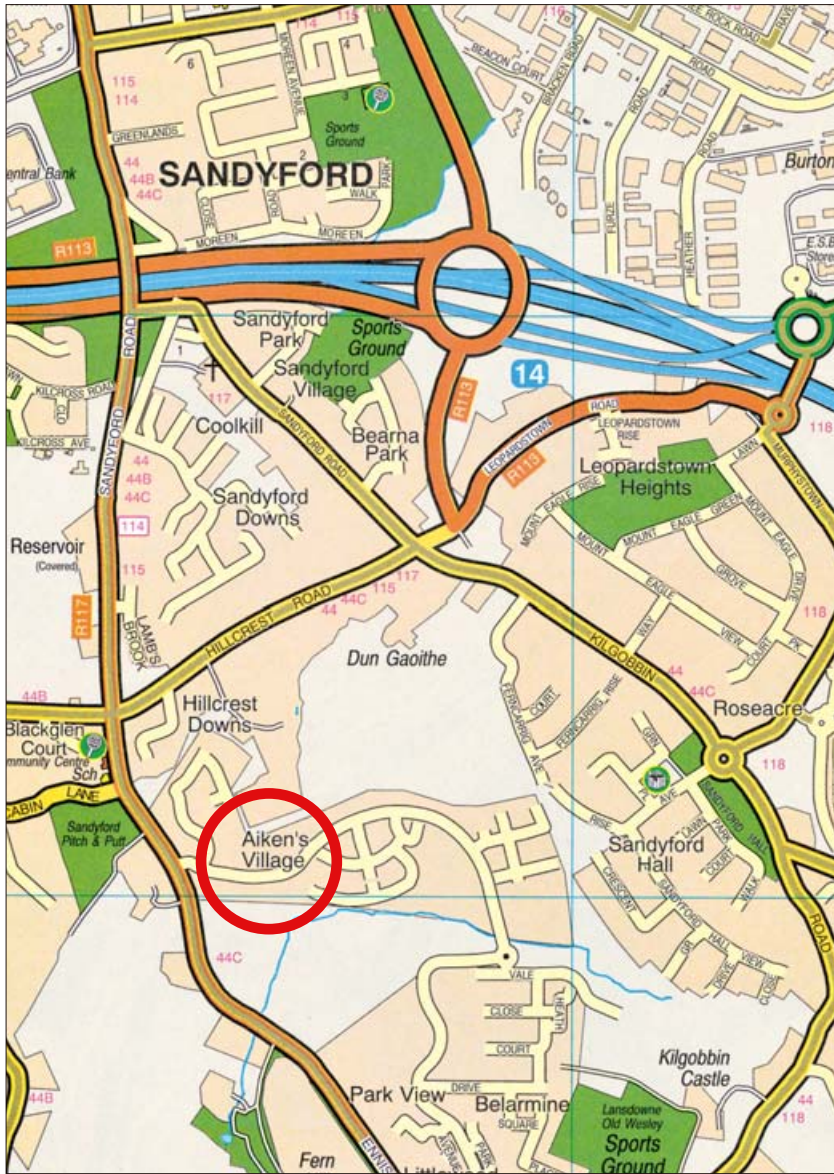
To the front, designated surface car parking space together with generous visitor parking. To the rear, feature garden c. 13m (42ft) in length and creatively designed with extensive decking with seating incorporated and which opens onto a level lawned area with mature climbers and well stocked flowerbeds. Timber shed.

Management Co: O' Farrell Management Company

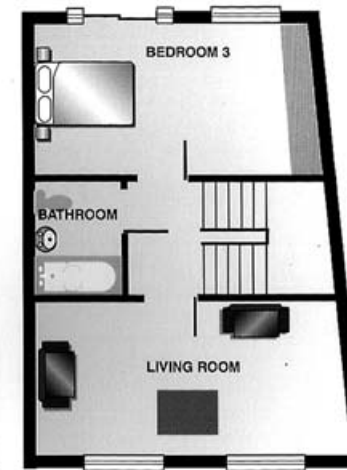
Annual Service Charge: €420.00 Per Annum

Viewing: By prior appointment.

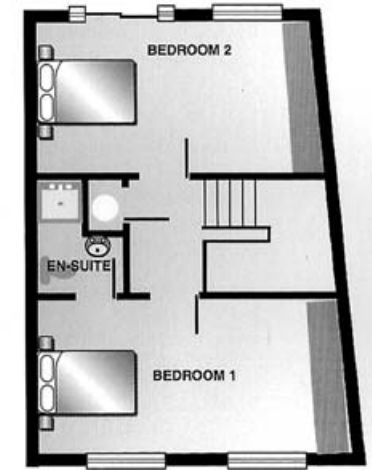




Ground Floor



First Floor



Second Floor



These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

32 The Mall, Beacon Court, Sandyford, Dublin 18.
01 293 7100 F 01 293 4949 E info@morrisonestates.ie