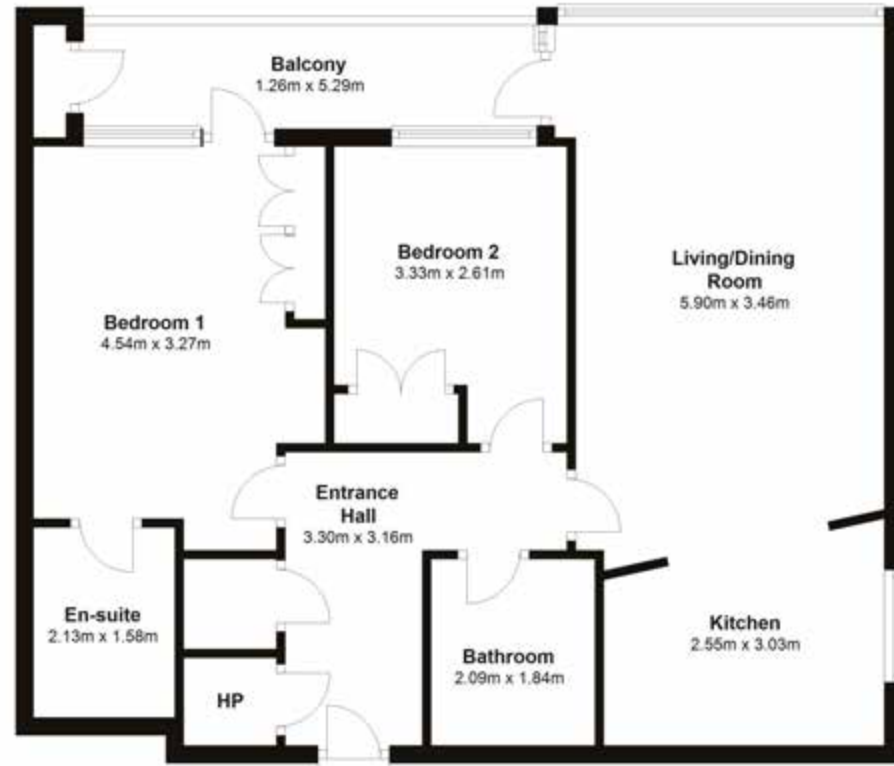


DIRECTIONS

Travelling south on the N11 from the city centre the development is located on the right hand side after the junction to Brewery Road.

When viewing the property please park at the set down area at the water feature on the N11. There is no access permitted at the Brewery Road entrance this is for residents only.



BER

BER C1

BER Number :100489582

VIEWING

Strictly by appointment

CONTACT

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PSRA No. 001223

12 ABALONE, THE GRANGE

Brewery Road, Stillorgan, Co. Dublin A94 XK58



THE PROPERTY

Colliers International are delighted to present this superb first floor two-bedroom apartment extending to 72sqm / 774sq ft., in this exclusive development. The Grange has been nominated 'Development of the Year' in 2006 & 2008 and it offers contemporary style, convenience and a setting that is second to none.

No 12 Abalone is a meticulously maintained apartment with a very peaceful sunny aspect, situated in landscaped grounds within mature woodland setting while having access to all the amenities of Blackrock, Stillorgan and Foxrock. Dundrum Town Centre is within easy reach also. The light filled spacious interior accommodation briefly comprises a large living / dining area with access to a balcony, kitchen, utility room, master bedroom with en-suite, with access to balcony, second bedroom and main bathroom.

No expense has been spared in this stunning apartment, with beautiful porcelain floor tiling to entrance hall, custom design quality kitchen incorporating a quartz stone worktop, high spec white sanitary ware in the main and en-suite bathrooms and an efficient gas-fired under floor heating system which is thermostatically controlled.

No. 12 Abalone also benefits from secure designated car parking space. All residents at The Grange enjoy the benefit of 24 hour concierge service.

Ideally located close to the villages of Blackrock and Stillorgan, The Grange is close to many excellent shopping and leisure facilities and excellent transport links, with the Luas, M50 and N11 close at hand. There are several excellent junior and senior schools nearby alongside UCD.

SPECIAL FEATURES

- Super 2 bed first floor apartment extending to c. 72sq m / 774sq ft
- Full time 24hr concierge service
- Porcelain floor tiling to entrance hall way
- Custom-design quality kitchen
- High spec white sanitary-ware in main bathroom and en-suite
- Gas fired under floor heating system thermostatically controlled
- Double glazed throughout
- Low voltage halogen recessed down lighting
- Designated car parking space (Car parking space No 302)
- Direct line to the on-site concierge office
- Burglar alarm
- Entry video phone system connected to main entrance foyer door



ACCOMMODATION

ENTRANCE HALL (3.30m x 3.16)

Bright and spacious entrance hall with recessed lighting. Polished floor tiling and separate storage area. Separate utility room incorporating washer dryer. Separate hot press and cloaks cupboard.

LIVING DINING ROOM 5.90m x 3.46m

Floor to ceiling picture windows. Oak timber flooring and 2.4m high ceiling with recessed lighting. Door to private balcony enjoying a sunny orientation overlooking the landscaped gardens

KITCHEN 2.55m x 3.03m

Custom-design quality kitchen with a superb range of a fitted units incorporating a quartz stone worktop and splash-back and stainless steel sink unit. Quality appliances, including an integrated fridge/freezer and dishwasher, built-in AEG oven, microwave, 5 ring gas hob and extractor fan. Recessed lighting and tiled flooring. Window.

MASTER BEDROOM 4.54m x 3.27m

Bespoke fitted floor to ceiling wardrobes with ample hanging and drawer space. Timber flooring and centre light fitting

ENSUITE 2.13m x 1.58m

High spec white sanitary ware with glass screen. Wall mounted w.c., with concealed cistern. Freestanding ceramic wash hand basin sitting on engineered quartz stone shelf. Fitted shelving/storage in Wenge timber finish above concealed cistern mirrored wall. Ceramic floor and wall tiling throughout.

BEDROOM 2 3.33m x 2.61m

Bespoke fitted floor to ceiling wardrobes. Timber flooring

MAIN BATHROOM 2.09m x 1.84m

High spec white sanitary ware comprising steel enamel bath with wall mounted taps with upper and lower showerheads, diverter and glass screen. Wall mounted WC with concealed cistern. Freestanding ceramic wash hand basin sitting on engineered quartz stone shelf. Fitted shelving/storage in Wenge timber finish above concealed cistern mirrored wall. Ceramic floor and wall tiling throughout.

BALCONY

Private sunny balcony. Individual gas boiler unit situated within full height timber clad storage unit located externally on balcony.

OUTSIDE

The external communal areas are very well managed and maintained to an exceptionally high standard. The generous sunny balcony overlooks the landscaped gardens laid out in lawn with mature shrubs trees and flowering plants

MANAGEMENT COMPANY

The Grange Lifestyle Services Limited
Service Charge: €1719.00

