



APARTMENT 12, SANDON COVE, CASTLE AVENUE, CLONTARF, DUBLIN 3

BRIGHT AND SPACIOUS SECOND FLOOR 2 BED APARTMENT

BER C2

REA
GRIMES

FOR SALE BY PRIVATE TREATY

SPECIAL FEATURES

- Bright and spacious second floor 2 bed apartment
- Approx. 57.3 sq m / 616.77 sq ft
- Designated parking space
- Excellent and sought-after location

REA Grimes Clontarf are delighted to bring this bright and spacious second floor apartment to the market. Apt 12 Sandon Cove is a 2 bed apartment located in this sought after location and comes to the market with tenants in situ (tenancy details are available on request). It is nicely positioned to the rear of the development, overlooking the Scoil Ui Chonaill GAA Club.

No. 12 provides 57.3 sq m / 616.77 sq ft of light-filled and comfortable living and bedroom accommodation. Internally the property is bright and spacious and comes with the benefit of a designated parking space. The property comprises in brief of an entrance hall, two double bedrooms, bathroom, kitchen and living / dining area.

Tucked just off Castle Avenue, the location is second to none. This fine apartment is close to a host of local amenities including the Clontarf Promenade and cycle track, and the popular St. Anne's Park. There is a quality bus corridor which operates along the Clontarf Road providing an efficient link to the City Centre and Clontarf DART station is nearby. In addition to this, there are an abundance of schools.

ACCOMMODATION

Entrance Hall:

Hallway with wooden flooring and access to hot press and storage press

Bathroom:

Fully tiled with WC, wash hand basin, and bath with shower attachment

Bedroom 1:

Double bedroom with wooden flooring

Bedroom 2:

Double bedroom with wooden flooring

Living / Dining:

Beautiful views over Scoil Ui Chonaill GAA club, wooden floors and ample living / dining space

Kitchen:

Fitted with an array of wall-to-floor units with oven, hob and extractor fan

SERVICES:

- Designated Parking
- Intercom
- Gas Fired Central Heating

MANAGEMENT COMPANY:

Sandon Cove Residents

MANAGEMENT FEE:

Approx. €1,700 per annum (subject to change)

BER DETAILS

BER: C2

BER No: 113819676

Energy Performance Indicator: 182.44 kWh/m²/yr



**REA
GRIMES**

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