



FOR SALE BY PRIVATE TREATY

20 CORAL, THE GRANGE, BREWERY ROAD, BLACKROCK, CO. DUBLIN

Colliers
INTERNATIONAL

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DESCRIPTION

Colliers International are delighted to present this superb third floor two bedroom apartment extending to 81.4 sqm / 877 sq 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 20 Coral is a meticulously maintained apartment with a very peaceful southerly 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, 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. 20 Coral 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.

ACCOMMODATION

ENTRANCE HALL: 5.55m x 5.38m

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

RECEPTION ROOM: 5.65m x 4.25m

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

KITCHEN: 3.01m x 2.22m

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.



MASTER BEDROOM: 3.45m x 3.17m

Bespoke fitted floor to ceiling wardrobes with ample hanging and drawer space. Carpet and recessed lighting.

EN-SUITE: 2.16m x 1.45m

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: 3.25m x 3.40m

Bespoke fitted floor to ceiling wardrobes. Carpet.

MAIN BATHROOM: 2.25m x 2.24m

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 south facing 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 south facing balcony overlooks the landscaped gardens laid out in lawn with mature shrubs trees and flowering plants.

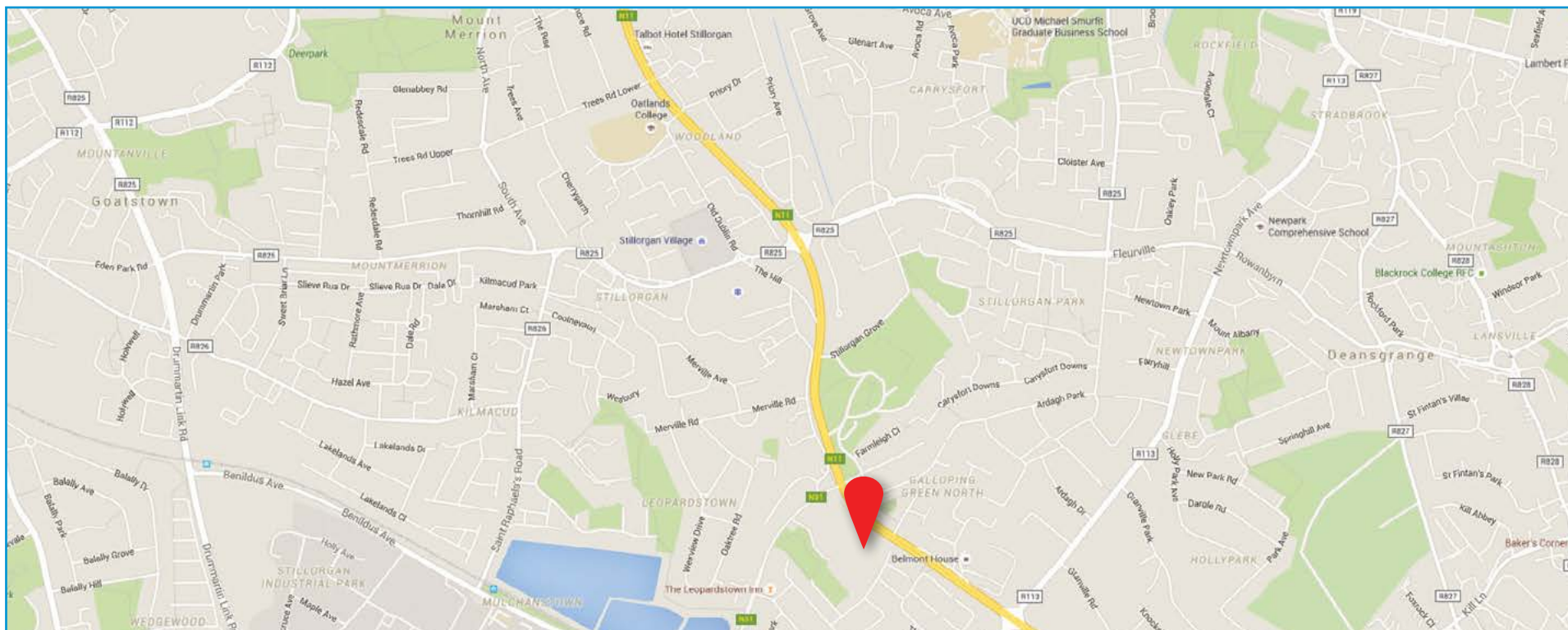
MANAGEMENT COMPANY

The Grange Lifestyle Services Limited
Service Charge: €1719.00

SPECIAL FEATURES:

- Superb 2 bed third floor apartment extending to c. 81.4 sq m / 876 sq ft
- Full time 24hr concierge service
- Porcelain tiling to entrance hall
- Custom-design quality kitchen
- High spec white sanitary-ware in main bathroom and ensuite
- Gas fired under floor heating system thermostatically controlled
- Double glazed throughout
- Low voltage halogen recessed down lighting
- Designated car parking space (space no. 288)
- Direct line to the on-site concierge office
- Burglar alarm
- Entry video phone system connected to main entrance foyer door

Location Map



CONTACT

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VIEWING DETAILS

By prior appointment through the
sole selling agents

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DIRECTIONS

Travelling south bound on the N11 from the city centre take a right turn on to Brewery Road. The Grange development is located on the left hand side.

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.

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BER



BER Number: 105407548
Energy Performance Rating:
103.01 kWh/m2/yr