

# For Sale

Asking Price: €445,000



3 Albert Court, Sandycove,  
Co. Dublin, A96 EN29

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BER C2





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No.3 Albert Court is a turn-key two-bedroom apartment with the benefit of two off-street car parking spaces. Occupying an enviable position moments from Sandycove Beach, the Forty Foot bathing area, the DART and the shops and buzz of Sandycove and Glasthule Villages.

Within a small block of only 6 apartments, the property comprises of; entrance hall, a fully fitted kitchen updated in 2021 which links through to the living room / breakfast room with a sunny south-west facing aspect.

The main bedroom is a spacious double room with fitted wardrobes from which there is a glimpse of the sea, the second bedroom is currently in use as a sitting room and is with fitted storage cabinetry. A contemporary shower room upgraded in 2021 completes the internal accommodation.

#### SPECIAL FEATURES

- Gas Fired Central Heating
- 500m to Sandycove Beach
- A short stroll to Glasthule Village
- First floor apartment
- Bike storage
- Independent external storage shed
- 52 Sq meters approx.
- Service charge €1,800 approx.

#### BER

BER C2, BER No. 101544997

Energy Performance Indicator: 183.37 kWh/m<sup>2</sup>/yr



#### NEGOTIATOR

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#### MORTGAGE ADVICE

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